

PB# 93-4

John Pizzo

4-1-11.1

P.B. # 93-4 Pizzo, John Rt. 300 S.P.

Approved 5/20/98

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

13130

Received of

John Pizzo

\$ 150.⁰⁰

One Hundred Fifty

DOLLARS

For

Planning Board App. Dec #93-4

DISTRIBUTION

FUND	CODE	AMOUNT
CR# 1195		150.00

By

Pauline M. Townsend

Town Clerk

Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

13131

Received of

Town Clerk

\$ 750.⁰⁰

Seven Hundred Fifty

DOLLARS

For

Planning Board #93-4 Escrow John Pizzo

DISTRIBUTION

FUND	CODE	AMOUNT
CR# 1196		750.00

By

Ausan Zappala

Deputy Comptroller

Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

2005 - Carbonless - S1654-NCR Duplicate - S1657-NCL Triplicate

DATE

May 15, 1998

RECEIPT 297740

RECEIVED FROM

John L. Pizzo Enterprises, LLC

Address

One Hundred and

DOLLARS \$ 100.⁰⁰

FOR

Planning Board Appro. Fee #93-4

ACCOUNT	HOW PAID
BEGINNING BALANCE	CASH
	\$ 105.6

Town Clerk

Carbonless - S1654-4N-CL Triplicate

DATE

May 15, 1998

RECEIPT NUMBER 93-4

RECEIVED FROM

John L. Pizzo Enterprises, LLC

Address

Time Plaza 53 - Rt. 17K - Newburgh, NY

For

DISTRIBUTION:

FUND	CODE	AMOUNT
CP# 1195		150.00

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

By

Pauline M. Townsend

Town Clerk

Title

TOWN OF NEW WINDSOR

555 Union Avenue

New Windsor, NY 12550

GENERAL RECEIPT

13131

Received of

Town Clerk

\$ 750.00

Seven Hundred Fifty

00

DOLLARS

For

Planning Board #93-4 Escrow John Pizzo

DISTRIBUTION:

FUND	CODE	AMOUNT
CP# 1196		750.00

By

Susan Zappala

Deputy Controller

Title

DATE

May 15, 1998

RECEIPT 297740

RECEIVED FROM

John L. Pizzo Enterprises, LLC

Address

One Thousand and 50/100 DOLLARS \$ 100.50

FOR

Planning Board #93-4 Escrow Fee

ACCOUNT	HOW PAID
BEGINNING BALANCE	CASH
AMOUNT PAID	CHECK #1056

DATE

May 15, 1998

RECEIPT 93-4

RECEIVED FROM

John L. Pizzo Enterprises, LLC

Address

Time Plaza 53 - Rt. 17K - Newburgh, NY

Eight Hundred Fifty-One 50/100 DOLLARS \$851.50

FOR Addition to close out Escrow

ACCOUNT	HOW PAID
BEGINNING BALANCE	CASH
AMOUNT PAID	CHECK #1056

DATE

May 15, 1998

RECEIPT 93-4

RECEIVED FROM

John L. Pizzo Enterprises, LLC

Address

Time Plaza 53 - Rt. 17K - Newburgh, N.Y.

One Thousand Ten 37/100 DOLLARS \$1010.37

FOR 2% of Cost Estimate (\$50,518.11) Inspection fee

ACCOUNT	HOW PAID
BEGINNING BALANCE	CASH
AMOUNT PAID	CHECK #1057
BALANCE DUE	MONEY ORDER

BY

Myra Mason

For Planning Board App. Fee #93-170

DISTRIBUTION:

FUND	CODE	AMOUNT
CP# 1195		150.00

By Pauline M. Townsend
Town Clerk
 Title

TOWN OF NEW WINDSOR
 555 Union Avenue
 New Windsor, NY 12550

GENERAL RECEIPT 13131

Received of Town Clerk \$ 750.00
Seven Hundred Fifty 00 DOLLARS

For Planning Board #93-4 Escrow John Pizzo

DISTRIBUTION:

FUND	CODE	AMOUNT
CP# 1196		750.00

By Susan Zappala
Deputy Comptroller
 Title

RECEIPT 297740

DATE May 15, 1998

RECEIVED FROM John L. Pizzo Enterprises, LLC

Address Time Plaza 53 - Rt. 17K - Newburgh, NY

One Hundred and 50 00 DOLLARS \$ 100.00

FOR Planning Board App. Fee #93-4

ACCOUNT		HOW PAID	
BEGINNING BALANCE		CASH	#1056

RECEIPT NUMBER 93-4

DATE May 15, 1998

RECEIVED FROM John L. Pizzo Enterprises, LLC

Address Time Plaza 53 - Rt. 17K - Newburgh, NY

Eight Hundred Fifty-One 50/100 DOLLARS \$ 851.50

FOR Addition to close out Escrow

ACCOUNT		HOW PAID	
BEGINNING BALANCE	851 50	CASH	
AMOUNT PAID	851 50	CHECK	#1058
BALANCE DUE	- 0 -	MONEY ORDER	

BY Nyea Mason

93 - 4

P.O. #93-4 Application fee

561-2919
JOHN PIZZO

Feb 3, 1993

50-235 219 617

Pay to the order of Town of New Windsor \$ 150.00/100

One Hundred Fifty — 00/100 **DOLLARS**

THE BANK OF NEW YORK
Route 17K
Newburgh, N.Y. 12550

MEMO

⑆021902352⑆ ⑈0266401132⑈ 1195

ANTIQUE

P.B. #93-4 ESCROW

561-2919
JOHN PIZZO

Feb 3, 1993

50-235 219 617

Pay to the order of Town of New Windsor \$ 75.00/100

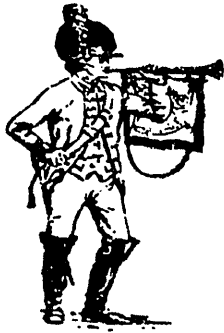
Seven Hundred Fifty — 00/100 **DOLLARS**

THE BANK OF NEW YORK
Route 17K
Newburgh, N.Y. 12550

MEMO

⑆021902352⑆ ⑈0266401132⑈ 1196

ANTIQUE



1763

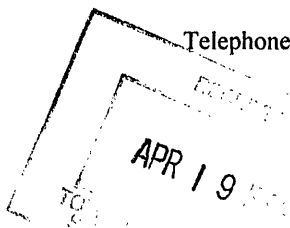
WALTER C. KOURY
Chief of Police

TOWN OF NEW WINDSOR

POLICE DEPARTMENT

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

Telephone: (914) 565-7000 • Fax: (914) 563-4694



TO: SUPERVISOR MEYERS
FROM: CHIEF KOURY
DATE: APRIL 19, 1999
SUBJECT: 3/15/99 CORRESPONDANCE; PIZZO ENTERPRISES

In Mr. Pizzo's letter to NYSDOT, he references the occurrence of motor vehicle accidents at the intersection of Rt. 207 with Rt. 300.

For your information, the following chart is a 5-year analysis of accidents investigated by this Department occurring at the named intersection:

<u>Year</u>	<u>Property Damage</u>	<u>Personal Injury</u>	<u>Total</u>
'99 YTD	0	0	0
'98	2	1	3.
'97	0	0	0
'96	1	0	1.
'95	2	0	2
'94	1	1	2

93-4

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/20/98

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 93-4

NAME: PIZZO - SITE PLAN

APPLICANT: PIZZO, JOHN

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
05/20/98	PLANS STAMPED	APPROVED
01/07/98	WORK SESSION APPEARANCE	REVISE & RET TO WS
12/03/97	WORK SESSION APPEARANCE	RET. TO W.S.
11/05/97	WORK SESSION APPEARANCE	NO PLANS AT W.S. . PAUL CUOMO DID NOT BRING PLANS TO WORK SHOP
09/24/97	P.B. APPEARANCE	LA:ND WVE PH APPR. . REMOVE DETAIL FOR SPRINKLER WATER LINE - RESOLVE GRADING . PLAN W/ MARK EDSALL - BILLBOARD TO BE REMOVED - NO LEAD . AGENCY COORDINATION LETTER NECESSARY, AS PER MARK EDSALL - . NEED MORE LANDSCAPING IN TRIANGLE AT WEST POINT OF PROPERTY
09/17/97	WORK SESSION APPEARANCE	NEXT AGENDA
09/10/97	P.B. APPEARANCE	SEND LA COORD LETTER . ADDRESS MARK'S COMMENTS, ADD DETAIL SHEET TO ALL PLAN SETS . RETURN TO WORK SHOP
09/03/97	WORK SESSION APPEARANCE	NEXT AGENDA
08/06/97	WORK SESSION APPEARANCE	RET. TO W.S.
07/16/97	WORK SESSION APPEARANCE	REVISE RET. TO WS
06/18/97	WORK SESSION APPEARANCE	RET. TO W.S.
06/04/97	WORK SESSION APPEARANCE	RETURN TO W.S.
03/26/97	P.B. APPEARANCE	REVISE & RET. TO WS . NEED MORE DETAILS ON PLANS (DRAINAGE, LIGHTING) RET. TO W.S.
12/11/96	P.B. APPEARANCE	REFER TO Z.B.A.
12/04/96	WORK SESSION APPEARANCE	MARK TO REVIEW PLAN
11/06/96	WORK SESSION APPEARANCE	RETURN TO W.S.
10/16/96	WORK SESSION APPEARANCE	NEXT AGENDA

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/20/98

PAGE: 2

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 93-4

NAME: PIZZO - SITE PLAN

APPLICANT: PIZZO, JOHN

DATE	MEETING-PURPOSE	ACTION-TAKEN
10/09/96	P.B. APPEARANCE	NO SHOW
10/02/96	WORK SESSION APPEARANCE	RET. TO W.S. . ENGINEER REQUESTED THIS TO RETURN TO WORK SHOP - APPLICANT . SAYS THEY ARE READY FOR AGENDA.
03/08/93	Z.B.A. APPEARANCE	SET FOR P.H. "ZBA"
02/10/93	P.B. APPEARANCE	Z.B.A. REFERRAL
02/03/93	WORK SESSION APPEARANCE	REVISE & SUBMIT
08/04/92	WORK SESSION APPEARANCE	REVISE & RETURN

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/20/98

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 93-4

NAME: PIZZO - SITE PLAN

APPLICANT: PIZZO, JOHN

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	09/24/97	EAF SUBMITTED	12/04/93	WITH APPLICATION
ORIG	09/24/97	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	09/24/97	LEAD AGENCY DECLARED	09/24/97	TOOK L.A.
ORIG	09/24/97	DECLARATION (POS/NEG)	09/24/97	DECL. NEG. DEC
ORIG	09/24/97	PUBLIC HEARING	09/24/97	WAIVED P.H.
		. DECIDED P.H. NOT NECESSARY DUE TO THE FACT THAT ONE WAS HELD		
		. AT THE Z.B.A. LEVEL		
ORIG	09/24/97	AGRICULTURAL NOTICES	/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/15/98

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 93-4
NAME: PIZZO - SITE PLAN
APPLICANT: PIZZO, JOHN

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
02/04/93	S.P. MINIMUM	PAID		750.00	
02/10/93	P.B. ATTY. FEE	CHG	35.00		
02/10/93	P.B. MINUTES	CHG	36.00		
09/25/96	P.B. ATTY. FEE	CHG	35.00		
09/25/96	P.B. MINUTES	CHG	22.50		
10/02/96	P.B. ENGINEER TO DATE	CHG	96.50		
10/09/96	P.B. MINUTES	CHG	4.50		
12/11/96	P.B. ATTY. FEE	CHG	35.00		
12/11/96	P.B. MINUTES	CHG	18.00		
03/26/97	P.B. ATTY. FEE	CHG	35.00		
03/26/97	P.B. MINUTES	CHG	18.00		
09/10/97	P.B. ATTY. FEE	CHG	35.00		
09/10/97	P.B. MINUTES	CHG	36.00		
09/24/97	P.B. ATTY. FEE	CHG	35.00		
09/24/97	P.B. MINUTES	CHG	54.00		
04/08/98	P.B. ENGINEER FEE	CHG	1106.00		
05/15/98	REC. CK. #1058	PAID		851.50	
		TOTAL:	1601.50	1601.50	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/15/98

PAGE: 1

LISTING OF PLANNING BOARD FEES
4% FEE

FOR PROJECT NUMBER: 93-4
NAME: PIZZO - SITE PLAN
APPLICANT: PIZZO, JOHN

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
04/08/98	2% OF COST EST. 50,518.11	CHG	1010.37		
05/15/98	REC. CK. #1057	PAID		1010.37	
		TOTAL:	1010.37	1010.37	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/15/98

PAGE: 1

LISTING OF PLANNING BOARD FEES
APPROVAL

FOR PROJECT NUMBER: 93-4
NAME: PIZZO - SITE PLAN
APPLICANT: PIZZO, JOHN

---DATE---	DESCRIPTION-----	TRANS	---AMT-CHG	-AMT-PAID	---BAL-DUE
04/08/98	SITE PLAN APPROVAL FEE	CHG	100.00		
05/15/98	REC. CK. #1056	PAID		100.00	
		TOTAL:	100.00	100.00	0.00

561-7857
4/8/98

SITE PLAN FEES - TOWN OF NEW WINDSOR
(INCLUDING SPECIAL PERMIT)

APPLICATION FEE:\$ 100.00 Pd

* * * * *

ESCROW:

SITE PLANS (\$750.00 - \$2,000.00).....\$ 750.00 Pd

MULTI-FAMILY SITE PLANS:

_____ UNITS @ \$100.00 PER UNIT (UP TO 40 UNITS)....\$ X

_____ UNITS @ \$25.00 PER UNIT (AFTER 40 UNITS)....\$ X

TOTAL ESCROW PAID:.....\$ X

* * * * * Check #① ✓

PLAN REVIEW FEE: (EXCEPT MULTI-FAMILY) \$ 100.00

PLAN REVIEW FEE (MULTI-FAMILY): A. \$100.00
PLUS \$25.00/UNIT B. _____

TOTAL OF A & B: \$ X

RECREATION FEE: (MULTI-FAMILY)

\$500.00 PER UNIT

_____ @ \$500.00 EA. EQUALS: \$ X
NUMBER OF UNITS

SITE IMPROVEMENT COST ESTIMATE: \$ _____

2% OF COST ESTIMATE \$ 50,518.11 EQUALS

\$ 1,010.37 Check #② ✓

TOTAL ESCROW PAID:.....\$ 750.00

TO BE DEDUCTED FROM ESCROW: 1601.50

RETURN TO APPLICANT: \$ _____

ADDITIONAL DUE: \$ 851.50

Check #③ ✓

BOND ESTIMATE

JOHN PIZZO SITE PLAN

ROUTE 207

NEW WINDSOR

NEW YORK 12553

FEBRUARY 17, 1998

JOB NO. 96373



CUOMO ENGINEERING
STEWART INTERNATIONAL AIRPORT
2005 D STREET, BUILDING NO. 704
NEW WINDSOR, NEW YORK 12553
PHONE NUMBER 914-567-0063
FAX NUMBER 914-567-9145

4/2/98
OK'd by Mark
by Car Phone

RECEIVED FFB 1 8 1998

PARKING AREAS**UNIT PRICE****TOTAL PRICE**

A.	CURBING	\$ 10.00/L.F.	\$ 7,650.00
B.	ASPHALT PAVING	\$ 1.12/SQ.FT.	\$ 18,612.16
C.	STRIPING AND SPACE DELINEATION	\$ 8.00/SPACE	\$ 160.00
D.	HANDICAP PARKING SIGNS AND DELINEATION	\$100.00/EACH	\$ 100.00
E.	ONE WAY SIGN/ MISC SIGNS	\$ 50.00/EACH x 6	\$ 300.00
F.	PROJECT SIGN		\$1,500.00
G.	DO NOT ENTER SIGN		\$ 100.00
H.	DUMPSTER ENCLOSURE 8" CONCRETE BLOCK W/PAIR OF 6' WIDE CHAIN LINK GATES W/PRIVACY SLATS		\$ 750.00
I.	STORMWATER CATCH BASINS	\$880.00/EACH x 8	\$5,280.00
J.	CONCRETE SIDEWALKS 1,325 sq ft x \$2.43/sq ft		\$3,219.75
K.	380 L.F. OF 15" HDPE @ \$14.90/L.F.		\$5,662.00
L.	40 L.F. OF 18" HDPE @ \$19.20/L.F.		\$ 768.00
M.	100 CUBIC YARDS OF RIP-RAP CHANNEL @ \$28.50/YARD		\$2,850.00
SUB TOTAL			\$ 46,951.91

LANDSCAPING

A.	PAPER BIRCH	\$106.10/EACH x 10	\$ 1,061.00
B.	STAR MAGNOLIA	\$19.60/EACH x 28	\$ 548.80
C.	AZELES	\$17.80/EACH x 13	\$ 231.40
SUB TOTAL			\$ 1,841.20

LIGHTING

PEMASHIELD 250 WATT METAL HALIDE	\$345.00/EACH x 5	\$ 1,725.00
-------------------------------------	-------------------	-------------

GRAND TOTAL**\$ 50,518.11**



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.
11 February 1998

- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ **Branch Office**
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

MEMORANDUM

TO: Myra Mason, Planning Board Secretary

FROM: Mark J. Edsall, P.E., Planning Board Engineer

SUBJECT: BOND ESTIMATE - KEY SITE IMPROVEMENTS
PIZZO SITE PLAN
PLANNING BOARD NO. 93-4

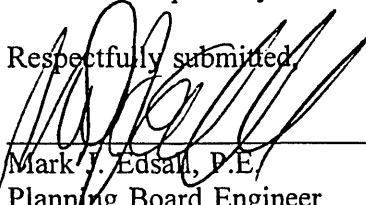
I have reviewed the Bond Estimate submitted by Cuomo Engineering for the subject project, dated 22 January 1998. The Bond Estimate is incomplete and unacceptable and must be revised to include all key site improvements, as they are always done. The following items must be added or corrected:

1. Concrete sidewalks.
2. Stormwater catch basins.
3. Stormwater piping.
4. Rip-rap channel.
5. Project sign.
6. Dumpster enclosure.
7. Do Not Enter sign.
8. Concrete curb quantity appears incorrect.

In addition to the above, the Applicant should include quantities for all items on the estimate, not just some of the items.

Once a complete Improvements Estimate is submitted, I will be pleased to review same and advise you as to its acceptability.

Respectfully submitted,



Mark J. Edsall, P.E.
Planning Board Engineer
MJEmk
A:2-11-E.mk

MEMO

To: New Winsdor Planning Board
From: Town Fire Inspector
Subject: Pizzo Site Plan
Date: September 22, 1997

Planning Board Reference Number: PB-93-4

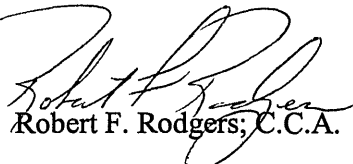
Dated: 19 September 1997

Fire Prevention Reference Number: FPS-97-_____

A review of the above referenced subject site plan was conducted on 22 September 1997.

This site plan is acceptable.

Plans Dated: 17 September 1997 Revision 3



Robert F. Rodgers, C.C.A.

REGULAR ITEMS:

PIZZO, JOHN SITE PLAN (93-4) RT. 300

Mr. Paul Cuomo and Mr. John Pizzo appeared before the board for this proposal.

MR. PIZZO: Good evening, ladies and gentlemen, for the record, my name is John Pizzo and Paul Cuomo is here with me tonight, we're here to request from this board final site plan approval. Paul has had numerous--

MR. PETRO: Mr. Van Leeuwen used to laugh when somebody said that, a little levity. I'm sorry to interrupt you.

MR. PIZZO: No problem, we have been at this board before, you people are familiar with this project and we're trying to construct an office building. Paul has been meeting with the town engineer, Mark and Paul have consulted I believe four or five times, Paul tells me that he's answered all the questions that the town engineer has asked of him, I'm hoping that that is the case. And we're here to answer any questions that would allow us to move forward with getting approval on the site plan.

MR. PETRO: All right, John, and there's quite a few comments, did you get one of Mark's sheets? Mark, can you hand them to him?

MR. EDSALL: Maybe I can just, none of the problems I had with the plan are really significant that affect I believe this board's review of the plan. They more have to do with the proposed grading plan still not right.

MR. CUOMO: I knew he was going to say that.

MR. EDSALL: Well, maybe you should of checked it again.

MR. CUOMO: I will be in and check it again with you, okay?

MR. EDSALL: I think we can solve this, the thing we can do with this is rather than drag it out any longer and I'd like to premise the comment to maybe saying we can solve these if you want to conditionally approve it on maybe getting the grading straightened out, the problem we have got, we have got things like a contour a couple feet away from a catch basin with a two foot elevation difference, obviously, you can't have a catch basin two foot below the ground, there's problems like that.

MR. PETRO: Contour line might just be out of place.

MR. EDSALL: Or the rim might be wrong. I don't think the board should approve it with it wrong, but I don't know that this board is going to review contours and elevations the way I might. It needs to be resolved but if you care to leave that as a condition of approval,

MR. PETRO: We'll come back to that in the end and see. We have fire approval I guess they came today on 9/24/97 and highway approval on 9/22/97. In the municipal water, you might want to take note of this to bring water to this property would require boring under a three lane highway, the owner should consider a well. That is just a note from the water department. But we do have approval from the water department.

MR. CUOMO: I discussed that with Steve today.

MR. PETRO: Evidentailly, he's given you that as an option.

MR. EDSALL: Mr. Chairman, let the record reflect I don't think that is legal in New York State, we should talk to the water department, I don't believe you can put a well in a water district within feet from a municipal water line, so I think that--

MR. BABCOCK: If you are within a hundred feet, you have to tie in.

MR. CUOMO: I asked him, he said it was okay, but I

think you're right.

MR. PETRO: Let the record show that my statement is erroneous and he can no longer do what I suggested or the water department according to New York State Law, okay, so that takes care of that. So you are going to have to tie into the water line one way or the other.

MR. CUOMO: It's across the street here.

MR. BABCOCK: What size line, four inch?

MR. CUOMO: Well, there's a ten inch out there.

MR. BABCOCK: You're going in with a four inch for a sprinkler.

MR. CUOMO: I don't know.

MR. EDSALL: You show a service line for sprinkler with a domestic tap off it on your plans.

MR. PETRO: Why are you sprinkling this, it's 4,200 square feet.

MR. CUOMO: We don't have to sprinkle it.

MR. PETRO: The entire building is 4,220 feet.

MR. CUOMO: It's below sprinkling requirement.

MR. LUCAS: That is 5,000, right?

MR. CUOMO: Yeah.

MR. BABCOCK: You show a four inch.

MR. EDSALL: If you didn't need sprinklers, what you can do is take that detail off the sheet, the third sheet. With that being the case, they might be able to just bullet a line underneath the highway, which is much less expensive and can give you the domestic service.

MR. PETRO: Okay, now let's get back to with regard to

site plan, this sign, did you depict the sign, we went over that last meeting, you're supposed to show us where the sign is going, show it and the size.

MR. CUOMO: Well, I didn't show that I just said we're going to take the bill board down, but as far as the sign goes, I didn't.

MR. BABCOCK: Yeah, right there, just move up a little bit, you showed it.

MR. CUOMO: Proposed sign, yeah, you're right, he knows it better than I do, he's looked at it enough, proposed sign is right over here. We have a size of the signs from the board of appeals, when we went to the board of appeals, we got our signs sized up.

MR. PETRO: So you granted a sign variance was granted on 2/24/97 for a two foot high by 20 inch wide sign.

MR. CUOMO: That sign goes across the front of the building here.

MR. PETRO: That is the only one required.

MR. CUOMO: The other one will be a normal standard size.

MR. PETRO: I don't think we need a detail, it's a standard size sign, he can put what he wants.

MR. EDSALL: I was concerned about the orientation of the sign, I don't think, it's really only visible for people coming in from 300.

MR. PETRO: He's putting the other one on the face that is why he got the variance on the face of the building, it would be facing west.

MR. EDSALL: On the end of the building.

MR. PETRO: On the end of the building, 2 foot by 20 foot.

MR. CUOMO: That is facing west, yeah.

MR. PETRO: I don't see any problem with that. Didn't we discuss public hearing at the last meeting?

MR. STENT: I thought we discussed that at the last meeting and at the zoning board meeting, they had a public hearing and if I remember correctly, nobody spoke at that meeting, isn't that what was discussed at the last meeting?

MR. EDSALL: Last month you all discussed it and you had kind of a consensus but you didn't vote.

MR. PETRO: Mr. Krieger, as planning board attorney and zoning board attorney, do you recall this at all or I can ask the applicant when you had the public hearing at the zoning board, what kind of turnout did you have there?

MR. CUOMO: We just had those two gentlemen.

MR. KRIEGER: Two older gentlemen who came in after the hearing was closed, they had some questions, the questions were answered by the applicant and that was that and they never voiced any objection or even raised any questions.

MR. CUOMO: The lighting people and we asked them, I mean the chairman asked them if they had any input, they said no.

MR. KRIEGER: Lighting people were there, they didn't say anything.

MR. CUOMO: They were mute, that is a good one, silent.

MR. PETRO: You're going to send out a lead agency coordination letter?

MR. EDSALL: No, as a matter of fact, I wanted to talk to the board about that. The only other involved agency is the state DOT and DOT has already responded saying they have no objection. So, well, I think what we should do is since it appears that they are doing their own review and commented back before we even

contacted them for the SEQRA review, I think we can do an uncoordinated review and just proceed and makes things simpler.

MR. PETRO: Is this private use by right, I know the town was involved couple years ago in rezoning this property, is this use by right now?

MR. CUOMO: Yes, now it is, yeah, we had it rezoned.

MR. PETRO: Being that it is use by right and the zoning board did not have any public other than two people, I don't see it needs to have a public hearing. Again, it's use by right and no one seemed to pop up to talk about it so gentlemen, do you have any other comments?

MR. STENT: I agree, being no discussion at the zoning board public hearing, other than those two people didn't say anything negative, I don't see we should have a public hearing.

MR. KANE: I agree.

MR. PETRO: We also have DOT approval, by the way, Mark we have a copy of DOT approval?

MR. EDSALL: Yeah, that is the one I had gotten a copy.

MR. PETRO: That came in at September 2, 1997.

MR. STENT: Motion we waive public hearing.

MR. LUCAS: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board waive public hearing under its discretionary judgment for the Pizzo site plan on Route 207 and 300. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. STENT	AYE
MR. LUCAS	AYE

MR. PETRO AYE

MR. PETRO: Let the minutes reflect that it was previously reviewed at the 9 October '96 meeting, the 23 October '96 meeting, the 11 December '96 meeting, the 10th of September 1997 planning board meeting and tonight's meeting. Just in case anyone ever thinks that we're not doing our business here or our job.

MR. EDSALL: I think we had just thought we were going to do a coordinated review so take lead agency and act beyond that.

MR. PETRO: We should do lead agency before we waive public hearing you'll have to just--

MR. STENT: Make a motion we declare ourselves lead agency.

MR. LUCAS: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency for the Pizzo site plan. Any further discussion? If not, roll call.

ROLL CALL

MR. STENT AYE
MR. LUCAS AYE
MR. PETRO AYE

MR. PETRO: Let the minutes state that we have now made that prior to our waiving the public hearing we're all in agreement with that. I see landscaping, Paul, because this is a real center piece of town, you're going to have everybody staring at this place, do you have a detail for landscaping? Do you have landscaping plan or just have detail?

MR. CUOMO: We have plans, we have a planting schedule and we have--

MR. PETRO: I see a tree planting detail and shrub planting detail.

MR. CUOMO: Quantity and the heights are here and we have the various plants and that was a good comment Mark gave me on that, he told me that to arrange the plants not like soldiers, you know, sort of like stagger them and that was a good comment, that is what we did, spotted them around here in a pleasing manner, you know, with the elevated, we don't put all the same height in one spot, we rearranged it so that we have various heights.

MR. PETRO: Triangle to the west all the way up now the triangle what are going to plant there? Obviously, you're going to plant grass?

MR. CUOMO: Grass.

MR. PETRO: I'd like to see a little more landscaping up in that area, is that possible? That is a real--

MR. CUOMO: That is up to John, I'm sure it's possible.

MR. PETRO: I don't mind, maybe some berms with some plantings mulch with the berms.

MR. CUOMO: Well, we have got a problem, we have got sight distance up here, you know.

MR. PETRO: I'm talking about something coming up six or eight inches with some plantings.

MR. CUOMO: Low lying stuff, sure.

MR. PETRO: At least double what you have there. Does anybody else object to that?

MR. STENT: No, I think it's the first thing you see when you come to that intersection.

MR. CUOMO: This is a most traveled spot in the town.

MR. PETRO: Everybody is going to come down and look right at it.

MR. PIZZO: It has to be lavishly landscaped.

MR. PETRO: Some of the weird Japanese maples are nice.

MR. LUCAS: You don't want something too high.

MR. PETRO: You have to add that to the map, Paul, so that will be one subject to.

MR. CUOMO: Sure, we can do that, but it has to be low.

MR. LUCAS: Has to be set back too because of the snow.

MR. CUOMO: Very low.

MR. PETRO: Might want to think about around the sign, maybe do a little planting.

MR. CUOMO: See how low when they come down here, you have to stop and then you have to look back over your shoulder and boy, if there's--

MR. STENT: Also woods now, you only have a little cleared out.

MR. CUOMO: Mostly woods but this is cleared out here.

MR. STENT: But that 15, 20 foot back you'll be able to do a nice job landscaping.

MR. PETRO: Let me ask the planning board engineer the parking does that look fine to you?

MR. EDSALL: Yeah, that is all worked out.

MR. PETRO: Lighting, Mark?

MR. EDSALL: He's got a lighting plan and that has worked out fine as well.

MR. PETRO: So, sounds like our two issues will be the topo and the catch basins, the contour lines and catch basins, the planning board engineer feels that he can work out, of course he won't get a final stamped plan, you'll get a conditional approval until he says that the plan can be stamped and that is worked out you,

understand that?

MR. CUOMO: I understand.

MR. PETRO: And that the additional landscaping be added to the plan on the west triangle.

MR. CUOMO: This triangle right here?

MR. PETRO: Correct. Conditional approval is to expire one year.

MR. EDSALL: 180 days.

MR. BABCOCK: They are not looking for it to expire. Paul, the third thing maybe you can change the detail on the sprinkler line, just show domestic water line.

MR. STENT: Instead of showing four inch line taking it down.

MR. PETRO: Or leave it and, put if needed, you can always go up another story later on when you acquire 20 acres or something.

MR. CUOMO: Yeah, what is it?

MR. STENT: Four inch.

MR. PETRO: Just submit it.

MR. CUOMO: It's four inch.

MR. PETRO: Really though if he had room to expand, he can put it later if needed.

MR. KRIEGER: If he were to expand, he'd still have to submit a new site plan, put the line on the map, then if you put it now it's confusing.

MR. CUOMO: But if I put a two inch line that will be plenty for this building, you mean?

MR. PETRO: Probably one inch.

MR. CUOMO: It's not bigger than a house.

MR. STENT: Did you tell him to omit it?

MR. EDSALL: I would.

MR. PETRO: Just told him to omit it.

MR. PETRO: So we're going to have three items, if somebody wants to--is there any other questions? Mark, do you have anything left?

MR. EDSALL: No.

MR. PETRO: You have reviewed this quite a few times. Mike, do you have anything?

MR. BABCOCK: No.

MR. KRIEGER: No.

MR. PETRO: Any members? I will do the subject to's, SEQRA and do final approval.

MR. STENT: Motion we declare negative dec under SEQRA.

MR. LUCAS: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec on the Pizzo site plan on Route 207 and 300. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. STENT AYE

MR. LUCAS AYE

MR. PETRO AYE

MR. PETRO: Is there any outstanding comments that we want to do before we do final? I can do the subject to's.

MR. LUCAS: Make a motion we grant final approval to

the Pizzo site plan.

MR. LUCAS: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the Pizzo site plan subject to one, the four inch water line omitted from the plan, number two is the landscaping on the western triangle be at least if not more double than what's shown now and number three that the contour lines in the catch basin rim elevations be worked out with the planning board engineer to his satisfaction so the plan can be stamped for final approval.

MR. CUOMO: I can come to the workshop on that?

MR. EDSALL: Sure.

MR. PETRO: Are there any further discussion items from the board members? Mark, did I leave anything out?

MR. EDSALL: No, that is fine.

ROLL CALL

MR. STENT	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. PETRO: We don't require a flag pole, but that would be one hell of a corner for a flag pole.

MR. PIZZO: We're going to do something interesting.

MR. PETRO: Beautiful American flag, some plantings around it, keep that in mind. We don't require it but--

MR. STENT: When you do your lighting, keep that in mind too.



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**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

REVIEW NAME: PIZZO SITE PLAN
PROJECT LOCATION: NYS ROUTES 207 AND 300
SECTION 4-BLOCK 1-LOT 11.1
PROJECT NUMBER: 93-4
DATE: 24 SEPTEMBER 1997
DESCRIPTION: THE APPLICATION INVOLVES THE DEVELOPMENT OF A
4,220 SQUARE FOOT TWO-STORY OFFICE BUILDING ON
THE 34,675 +/- SQUARE FOOT PARCEL. THE PLAN WAS
PREVIOUSLY REVIEWED AT THE 9 OCTOBER 1996,
23 OCTOBER 1996, 11 DECEMBER 1996,
10 SEPTEMBER 1997 PLANNING BOARD MEETINGS.

1. The Applicant's Engineer has added additional information to the plans as requested at the previous meeting. Some problems still exist, and corrections are needed, as follows:
 - a. Corrections must be made to the elevations and contour/grading information on the plan (see next numbered comment).
 - b. The typical catch basin detail on Sheet DS-1 would appear to indicate 6" cover over drainage pipes. This is unacceptable as a minimum 12" cover must be provided.
 - c. The pipe trench details on Sheet DS-1 are confusing as only half the pipe appears to be provided with the foundation/bedding. This should be clarified.
2. With regard to the site grading shown on the plan, several problems and conflicts exist on the plan submitted. Please note the following concerns:
 - a. The catch basins along the north side of the building are at a higher elevation than the pavement along the building curb line. Grades should be revised.

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS
PAGE 2**

REVIEW NAME: PIZZO SITE PLAN
PROJECT LOCATION: NYS ROUTES 207 AND 300
SECTION 4-BLOCK 1-LOT 11.1
PROJECT NUMBER: 93-4
DATE: 24 SEPTEMBER 1997

- b. The catch basin along the north side of the building, with rim elevation 317.98 is inconsistent with the 316 contour which is only 5' away.
- c. The catch basin near the southeast corner of the building has a rim elevation 1' below the adjoining contour 8' away. As well, this catch basin is effectively at nearly the high point of that area of the parking, since the front of the adjoining parking spaces has an elevation 1' lower.
- d. The 312 contour running along the south side of the property creates a 2+' fill immediately on the property line. This will cause a need for fill within the State right-of-way, which has not been approved.
- e. The plans do not address the proposed 310 contour, near the entrance off Route 207.
- f. The contours do not define the elevations for the proposed swale, running along the southeast property line of the site.

Based on the several grading/contour problems noted above, the Applicant should re-evaluate the overall grading plan to insure that same is functional and buildable.

- 3. The Planning Board requested that the project sign be depicted. The sign is shown along the southerly property line, although I question whether its location and orientation are appropriate. As well, the Board should discuss whether they require a detail of the proposed sign to be installed.
- 4. The Planning Board should determine, for the record, if a **Public Hearing** will be necessary for his **Site Plan**, per its discretionary judgement under Paragraph 48-19.C of the Town Zoning Local Law.

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS
PAGE 3**

REVIEW NAME: PIZZO SITE PLAN
PROJECT LOCATION: NYS ROUTES 207 AND 300
SECTION 4-BLOCK 1-LOT 11.1
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DATE: 24 SEPTEMBER 1997

5. With regard to SEQRA, a Lead Agency Coordination Letter was previously authorized. Notwithstanding same, the only other involved agency, the NYS Department of Transportation, has already issued a "no objection" statement. As such, I would recommended that an uncoordinated review be performed of this application, with the understanding that DOT will perform any additional reviews as part of their permit issuance process. If the Board so agrees, the Board, as Lead Agency for the site plan review, may wish to make a determination regarding the type action this project should be classified under SEQRA and make a determination regarding environmental significance.

Respectfully submitted,



Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:PIZZO3.mk

RESULTS OF P.E. MEETING

DATE: September 24, 1997

PROJECT NAME: Puzzo - Site Plan PROJECT NUMBER 93-4

LEAD AGENCY: No L.A. Coord. Letter *
* NEGATIVE DEC: *

M) S S) LU VOTE: A 3 N 0 * M) S S) LU VOTE: A 3 N 0 *

CARRIED: YES ✓ NO * CARRIED: YES: ✓ NO *

PUBLIC HEARING: M) S S) LU VOTE: A 3 N 0

WAIVED: YES ✓ NO

SEND TO OR. CO. PLANNING: M) S VOTE: A N YES NO

SEND TO DEPT. OF TRANSPORT: M) S VOTE: A N YES NO

DISAPP: REFER TO Z.E.A.: M) S VOTE: A N YES NO

RETURN TO WORK SHOP: YES ✓ NO

APPROVAL:

M) S VOTE: A N APPROVED:

M) LU S) S VOTE: A 3 N 0 APPR. CONDITIONALLY: 9/24/97

NEED NEW PLANS: YES ✓ NO

DISCUSSION/APPROVAL CONDITIONS:

remove detail for sprinkler 4" water line

resolve grading plan w/ Mark + catch basins

Billboard to be removed

No L.A. Coord Letter Needed -

more landscaping in triangle on West part

2/12/98 Fax: Paul Cuomo
567-9142



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11 February 1998

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MEMORANDUM

TO: Myra Mason, Planning Board Secretary

FROM: Mark J. Edsall, P.E., Planning Board Engineer

SUBJECT: BOND ESTIMATE - KEY SITE IMPROVEMENTS
PIZZO SITE PLAN
PLANNING BOARD NO. 93-4

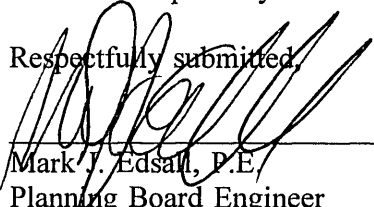
I have reviewed the Bond Estimate submitted by Cuomo Engineering for the subject project, dated 22 January 1998. The Bond Estimate is incomplete and unacceptable and must be revised to include all key site improvements, as they are always done. The following items must be added or corrected:

1. Concrete sidewalks.
2. Stormwater catch basins.
3. Stormwater piping.
4. Rip-rap channel.
5. Project sign.
6. Dumpster enclosure.
7. Do Not Enter sign.
8. Concrete curb quantity appears incorrect.

In addition to the above, the Applicant should include quantities for all items on the estimate, not just some of the items.

Once a complete Improvements Estimate is submitted, I will be pleased to review same and advise you as to its acceptability.

Respectfully submitted,



Mark J. Edsall, P.E.
Planning Board Engineer
MJEmk
A:2-11-E.mk



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**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

TOWN/VILLAGE OF New Windsor

P/B # 93 Y

WORK SESSION DATE: 7 Jan 98

APPLICANT RESUB.

REAPPEARANCE AT W/S REQUESTED: Not
now

REQUIRED: new plan

PROJECT NAME: Pizzzo

PROJECT STATUS: NEW OLD X

REPRESENTATIVE PRESENT: PVC / John Pizzzo

MUNIC REPS PRESENT: BLDG INSP.
FIRE INSP. RICH
ENGINEER X
PLANNER
P/B CHMN.
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- show man @ NE along 207 correctly
 - water doesn't flow uphill - outlet of his pipe 1 ft below DOT C/B run he is going to
 - show stub pipe from DOT C/B
 - need to show recessed hole for contours of drainage ditch
 - rim behind the pks space elev locked up
- PVC to drop off
@ MHE

4MJ91 pbwsform



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**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

TOWN/VILLAGE OF

New Windsor

P/B #

93-4

WORK SESSION DATE:

3 DEC 1997

APPLICANT RESUB.

REQUIRED:

another plan later

REAPPEARANCE AT W/S REQUESTED:

Yes

PROJECT NAME:

Pizzo

PROJECT STATUS:

NEW

☒

OLD

☒

REPRESENTATIVE PRESENT:

PVC

MUNIC REPS PRESENT:

BLDG INSP.

FIRE INSP.

ENGINEER

PLANNER

P/B CHMN.

OTHER (Specify)

☒
☒
☒
☐
☐

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

bedding under trench fixed

elim cotton at NE corner

elim cotton @ swale (just call out a swale)

5" pipe out of 4" @ NE corner
run to swale

Check by DOT

fix all 4" rims etc NE

4MJ91 pbwsform

rims don't work w/ new contours



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PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF

New Windsor

P/B #

93-4

WORK SESSION DATE:

5 Nov 97

APPLICANT RESUB.
REQUIRED:

REAPPEARANCE AT W/S REQUESTED: _____

PROJECT NAME:

Pizzo

PROJECT STATUS: NEW _____

OLD _____

REPRESENTATIVE PRESENT:

PVC

MUNIC REPS PRESENT: BLDG INSP. _____

FIRE INSP. _____

ENGINEER _____

PLANNER _____

P/B CHMN. _____

OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

Paul forgot plan

4MJE91 pbwsform

REGULAR ITEMS:

PIZZO, JOHN SITE PLAN (93-4) ROUTE 300

Mr. Paul Cuomo and Mr. William Hildreth appeared before the board for this proposal.

MR. HILDRETH: The reason I'm here is that there were comments the last time this was before the board, there was some survey work that needed to be done. I was retained by Mr. Pizzo, I performed boundary topo, survey on the site, I located all the existing features, utilities, pavements, curbs and I passed that information on to Mr. Cuomo for his use in finalizing the design. As part of that survey, as you can see by the plan, it drains from west to east. One of the comments was about trees given the coverage of the site which is moderately to heavy brush and second growth trees, to locate each and every one would have been counterproductive, since most of them are going to be gone, anyway the site is mostly wooded, except for an area along the north side here which is just grass and little bit of the triangle. Other than that, all the utilities are shown, water, sewer, drainage and the big thing was the contours so that the drainage could be designed. But I'm just here tonight to let you know that I was hired to do it, I did it and this plan is back before you and has that information on it.

MR. LANDER: Just a couple questions, I see we have ten spaces, they are all going to be tied in and you're telling me this goes towards the left?

MR. HILDRETH: State has an existing culvert at the eastern end. The culvert underneath 207 is existing, a little 10 or 12 foot existing culvert coming out of that into the existing swale. As I see this site and I just saw this plan tonight, but I can see all the drainage goes in the direction of the general topo, they are not fighting to get in, there is a riprap at the east end of the parking lot and open swale to the existing swale.

MR. PETRO: How does it cross the road?

MR. HILDRETH: Over here, the east end, that is existing, there's a culvert underneath the highway that the DOT put in.

MR. LANDER: Little Britain Road, right?

MR. HILDRETH: Correct.

MR. CUOMO: This isn't really sheet flow technically each basin it collects all this water here collects in these two basins here and then it drops down and as it goes through each basin, the sheet flow from that basin goes into here and accumulates along the drain accumulates to this point and then goes 18 inches, jumps from 15 to 18 inches goes down there and has enough open channel flow here, we have enough slope to get to the, we just make it.

MR. LANDER: I think my statement was that the previous plan was I think it was sheet flow.

MR. CUOMO: I'm sorry, yes, no but this is not.

MR. PETRO: Mark, the elevations he has elevations rim invert on there, what are you looking for?

MR. EDSALL: Well, the advantage in having, he has some rim elevations, the advantage in having those and a plan which shows the proposed contours will give us a clear understanding of the finished grading of the parking lots and how it will tie into the adjoining state property. Because it's very critical because you have got in many cases, one foot between the curb and the state's property or less. So we don't have any room to make upgrade unless they are going to go off the property and grade inside the state right-of-way.

MR. PETRO: Probably get the rim elevation unless they already have it off the one that is that is going under Little Britain Road, 707.8, is that what it says?

MR. HILDRETH: Are we talking about maintaining elevation control on the site during construction?

MR. CUOMO: No, he had a question on the rim elevation.

MR. EDSALL: Talking about on site, you have got the inverts of all the pipes, I think we need to make sure that all the rims of the catch basins are set and that we have proposed grades and then we can look at the proposed contours, existing contours and find out what type of earth work is occurring.

MR. PETRO: The state has one there, it has the rim and the invert.

MR. CUOMO: I think I have got a picture somewhere of a rim, see this, yeah, right here, I'm sorry, it's right up in this corner here, you'll see that Mark saw this also in the workshop, we dropped six inches and then this varies this point here, this is page DS1, we drop six inches for the, and another six inches to hold the catch basin and then we go to diameter of pipe but this rim elevation is this elevation right here, those are the rims.

MR. PETRO: I don't think I have that page.

MR. CUOMO: You don't have that last page?

MR. LANDER: No, I don't have that.

MR. EDSALL: We don't have that detail sheet, by the way. At least I don't and Mr. Lander doesn't.

MR. CUOMO: You should of had that.

MR. PETRO: See that is put in, Paul.

MR. CUOMO: I will put it in, yeah.

MR. PETRO: Bunch of notes from Mark, I think you can handle just by taking one of his comment sheets, we don't need to go over each one of those. Is there any other outstanding comments the board wants to make? Obviously, he has to come back and correct a lot of Mark's comments, some Paul are just very simple as putting a sidewalk detail on the map, so, you know.

MR. EDSALL: It may be on that other sheet we don't

have.

MR. CUOMO: If I am coming back, I will come back with the sheet.

MR. PETRO: Make sure all the plans are complete. It could be, is what he's saying. Paul, that is one item.

MR. CUOMO: No, there's no sidewalk.

MR. PETRO: Handicapped space detail should be provided, very similar to you have the dumpster enclosure detail, same for handicapped.

MR. LUCAS: Mark, did you have a workshop on this or--

MR. EDSALL: Yes, but there's quite a bit of progress since the last plan came in so--

MR. PETRO: These are just very minor items.

MR. EDSALL: Let's assume for the moment that there are no grading problems and all the details are added, if the board has any comments, this would be a good time to make sure I work it all out with Paul.

MR. CUOMO: This common rim elevation?

MR. EDSALL: We just talked about that.

MR. CUOMO: Yeah, I did put all the rim elevations on that, I will have to go back and check.

MR. EDSALL: There is a lot of them without it.

MR. CUOMO: You want rim elevations and I have inverts in and inverts out.

MR. EDSALL: Right.

MR. CUOMO: But you want the rim elevation also, no problem.

MR. EDSALL: We need to have rim elevations and proposed contours and existing contours so we can tell

what's going on.

MR. PETRO: You went to zoning board, you went to the zoning board, correct?

MR. CUOMO: Yes.

MR. PETRO: For what variances and are they on the map here?

MR. HILDRETH: I saw them in general information.

MR. EDSALL: They are under the general information.

MR. PETRO: Two percent lot coverage, variance granted and sign variance was granted. Where is the sign located, is it shown on the map?

MR. CUOMO: Yes, it's down on the bottom here.

MR. PETRO: Does anybody see it? Point it out to me.

MR. CUOMO: Right there, sign typical.

MR. HILDRETH: Those are existing road signs.

MR. CUOMO: I thought that was the--

MR. PETRO: Why don't you show where the sign is, write that also show the sign where it's going.

MR. CUOMO: Sure.

MR. PETRO: I don't want to get it confused with a road sign.

MR. HILDRETH: I see traffic control signs on here.

MR. EDSALL: Myra, did you ever determine if we did any SEQRA action on this?

MS. MASON: I don't see that we did any at all.

MR. EDSALL: Mr. Chairman, I believe since this had to go to the zoning board, I believe more than once, that

because the planning board was referring it to another board, you never really moved forward with the SEQRA process. I think you should authorize a lead agency coordination letter and we can ask DOT if they want to be lead agency. I doubt they will and that way, we can step forward on that.

MR. PETRO: So moved. What we'll do is authorize a lead agency coordination letter. Mark, your office can handle it?

MR. EDSALL: Yes.

MR. PETRO: Get that out to the implicated agencies and if we don't hear anything back within 30 days or by the time we're at the next meeting, and then we can take lead agency if no one else cares to.

MR. EDSALL: Fine, I think it might also be worthwhile and I apologize for not having these comments in, but Myra and I were trying to figure out where we stood with this application because it's been around for quite a while and the records weren't too clear that we can tell, maybe we can also if you think that they are going to need or not need a public hearing, you might be able to give them some direction on that because I'm sure he can probably get the plans in.

MR. PETRO: What we'll do is ask the applicant and ask Mr. Krieger who happens to be the zoning board attorney as well as the planning board attorney what was the turnout when had the public hearing at the zoning board?

MR. KRIEGER: I'm trying to remember if there was anybody. Not that I recall.

MR. CUOMO: The zoning board, I don't remember anybody coming, the only people that came was the people next door.

MR. PETRO: Smiths?

MR. CUOMO: Smiths came but they didn't make any comments.

MR. KRIEGER: Yeah, I do recall there being, that is probably why I didn't recall.

MR. CUOMO: They came previous to that, they made comments but this meeting they just sat there.

MR. PETRO: I would suggest at this time being that there was such little input shown from the public that when the time comes we may under our discretionary judgment waive the public hearing and that is my opinion. Obviously, we're not going to do it tonight because we haven't taken lead agency yet but once we do if we're the lead agency, we can maybe give the applicant some direction that we would not be looking for a further public hearing on this site. Does anyone disagree with that?

MR. STENT: I have no problem with that.

MR. LUCAS: No, especially because of its location.

MR. LANDER: I'd like to think about it, Mr. Chairman.

MR. PETRO: So we're really not going to give you any indication, we have, we're sort of split on it, we'll see at that time, I guess. Mark?

MR. EDSALL: All right, fine.

MR. PETRO: Being we're not lead agency, it would be hard for us to make a decision at this time. Why don't you clean up these small notes, Paul, get all three pages of the plan on each one of our plans and we'll see you at the next meeting or when you're prepared.

MR. CUOMO: Thank you. Like I say, these comments won't take that long.

MR. PETRO: No, they won't. Mark, you'll do the coordination letter?

MR. EDSALL: Yes, I will.

MR. BABCOCK: On the comment sheet write down the

detail sheet, make sure you add that to this page 3, we don't have page 3.

MR. CUOMO: You want page 3 now?

MR. EDSALL: No when you resubmit.

MR. EDSALL: DOT has reviewed the application, we have a memo from them saying they have no objection but a permit will be required so one of my comments is basically that they are going to need permits for a lot of things but DOT's gone on record saying they don't object to it.

MR. PETRO: They won't need a permit to get final.

MR. CUOMO: We'll need permits before we can break ground.

MR. PETRO: Thank you.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

REVIEW NAME: PIZZO SITE PLAN
PROJECT LOCATION: NYS ROUTES 207 AND 300
SECTION 4-BLOCK 1-LOT 11.1
PROJECT NUMBER: 93-4
DATE: 10 SEPTEMBER 1997
DESCRIPTION: THE APPLICATION INVOLVES THE DEVELOPMENT OF A 34,000, 675 +/- SQUARE FOOT PARCEL WITH A TWO-STORY 4,220 SQUARE FOOT OFFICE BUILDING. THE PLAN WAS PREVIOUSLY DISCUSSED AT THE 9 OCTOBER 1996, 23 OCTOBER 1996 AND 11 DECEMBER 1996 PLANNING BOARD MEETINGS AND WAS SUBSEQUENTLY REFERRED TO THE ZONING BOARD OF APPEALS DURING JANUARY 1997.

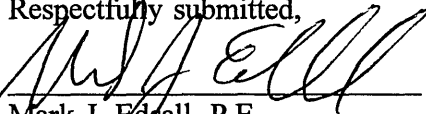
1. The plan indicates that a lot coverage variance was granted on 24 February 1997, as well as a variance for a project sign. The Board should confirm that a record of same is on file.
2. The Applicant has added the additional information requested relative to site drainage, site traffic control signs, lighting and details. For this latest plan, I have the following comments:
 - a. A concrete sidewalk detail should be provided.
 - b. A handicapped parking space detail should be provided.
 - c. The Applicant should verify that an 18' x 18' dumpster enclosure is required for this building. It would seem to be oversized.
 - d. The parking and drive detail should eliminate the term "crushed stone" and just reference NYSDOT Item 4 (compacted).
 - e. A detail should be provided for the swale at the east corner of the property.
 - f. Rim elevations should be provided for all catch basins. As well, these should be coordinated with proposed contours.
 - g. The Applicant should indicate whether the "remains of billboard" at the western corner of the property are intended to be removed.

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS
PAGE 2**

REVIEW NAME: PIZZO SITE PLAN
PROJECT LOCATION: NYS ROUTES 207 AND 300
SECTION 4-BLOCK 1-LOT 11.1
PROJECT NUMBER: 93-4
DATE: 10 SEPTEMBER 1997

3. The application has received a "no objection" comment from the NYSDOT. The Applicant should be reminded that a Highway Work Permit will be required for the curb cuts, drainage interconnection, utility connections, and proposed traffic control signs. If any changes are required by the NYSDOT as part of the permit, the Planning Board should be appropriately contacted.
4. The Planning Board should confirm the procedural status of the SEQRA review and Public Hearing. Prior to taking any further action on this application, these procedural items should be completed.

Respectfully submitted,



Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:PIZZO2.mk

RESULTS OF P.B. MEETING

DATE: September 10, 1997

PROJECT NAME: Pizzop, John PROJECT NUMBER 93-4

Send out
LEAD AGENCY: Coordination Letter * NEGATIVE DEC: _____

M) ___ S) ___ VOTE: A ___ N ___ * M) ___ S) ___ VOTE: A ___ N ___

CARRIED: YES ___ NO ___ * CARRIED: YES: ___ NO ___

PUBLIC HEARING: M) ___ S) ___ VOTE: A ___ N ___

WAIVED: YES ___ NO ___

SEND TO OR. CO. PLANNING: M) ___ S) ___ VOTE: A ___ N ___ YES ___ NO ___

SEND TO DEPT. OF TRANSPORT: M) ___ S) ___ VOTE: A ___ N ___ YES ___ NO ___

DISAPP: REFER TO Z.E.A.: M) ___ S) ___ VOTE: A ___ N ___ YES ___ NO ___

RETURN TO WORK SHOP: YES ☒ NO ___

APPROVAL:

M) ___ S) ___ VOTE: A ___ N ___ APPROVED: _____

M) ___ S) ___ VOTE: A ___ N ___ APPR. CONDITIONALLY: _____

NEED NEW PLANS: YES ___ NO ___

DISCUSSION/APPROVAL CONDITIONS: _____

Address Mark's comments

Add detail sheet to plans in file

return to W.S.

Pizzo
99-4

NEW YORK STATE DEPARTMENT OF TRANSPORTATION
EAST ORANGE AND ROCKLAND OFFICE
PERMIT INSPECTION UNIT
112 DICKSON STREET
NEWBURGH, NEW YORK 12550
phone(914) 562-4094

Albert J. Bauman
Regional Director

Joseph H. Broardman
Commissioner

September 2 ,1997

Planning & Zoning Board
Town of New Windsor
55 Union Ave.
New Windsor, N.Y. 12553

Re: PIZZO SITE PLAN
ROUTE 207 sh. 153

Dear Chairman;

We have reviewed this matter and please find our comments checked below.

XX A highway work permit will be required. Please ask Building Department not to issue building permit without proof of State Highway Work Permit.

XX No objection.

 Need additional information; Traffic study ,
and or Drainage study .

 To be reviewed by Regional Office.

 Does not effect New York State Department of Transportation.

PLEASE NOTE: Entrance must conform to state highway work permit.

ADDITIONAL COMMENTS:

Yours truly,


Donald Greene C.E.I

REGULAR ITEMS:

PIZZO, JOHN - SITE PLAN (93-4) LITTLE BRITAIN ROAD

Mr. Paul Cuomo and Mr. John Pizzo appeared before the board for this proposal.

MR. PIZZO: For the record, my name is John Pizzo, Paul Cuomo is my engineer and we're going to represent our project this evening. We were previously here in December for getting our project approved and we were referred to the zoning board of appeals in that we required a variance to develop our property, we were successful at that meeting with the Zoning Board of Appeals in obtaining a variance of 27 percent allowing us to develop the property in its full context of 56 percent. We're here tonight for purposes of obtaining site plan approval, I'm looking at certain notes here from the town engineer and I respectfully have to say that we put a lot of effort into making corrections on the site to satisfy what I had thought was substantial criteria that the town required and I was under the impression that we had done so after approximately four, at least four workshop meetings with the town, that is with the town engineer, I asked him this evening and I'm observing now certain notes that he has made regarding correction that he feels is necessary so we can move forward with the property and the project which is of course a two story office building. I myself am disappointed if I may say in that there are many stipulations here that bring us right to square one as in the beginning with another survey where this has been surveyed, a whole new set of procedures that are going to put significant burdens on us and put us behind an already delayed timetable.

MR. LANDER: If I would just interrupt just for a second if we, if you would like, we can go down the list of things of Mark's details, we always ask for a drainage, we have to have drainage on this parking area, found out where this water is going to end up. Also DOT has seen this application?

MR. CUOMO: Oh, yes.

MR. LANDER:: Did you get anything back from them yet from DOT?

MR. CUOMO: Oh, sure.

MR. LANDER: Myra, do we have anything on file with DOT?

MS. MASON: Not that I know of.

MR. PIZZO: This file is so old we started in 1986.

MR. CUOMO: This file is 1986.

MR. LANDER: This plan has changed since 1986 couple of times.

MR. CUOMO: Couple of times but I have recently the last two years I have gotten approval.

MR. LANDER: But what you're telling me is that the curb cuts that were here are the ones that were approved?

MR. CUOMO: Yeah, but I will have to redo it, we'll get an update on it.

MR. LANDER: I think that we want to see it again, lighting, you'd have to show us what type of lights you're going to put on the building again, the drainage and traffic pattern seems to be all right. Aisle width is 18 foot on the aisle width, 18 point something, I can't quite make it out.

MR. CUOMO: The geometry of the aisle width, the geometry of the aisle width has been worked out.

MR. LANDER: That seems correct.

MR. CUOMO: This is 18.16, 22.33, this is a, the size of a parking space that is on a manual and that is on an angle and the angle is 10 by 20 which is for large size cars so we didn't--

MR. LANDER: You didn't shrink it.

MR. CUOMO: We didn't shrink anything for that, this is a full size car on an angle parking lot that is about the biggest you can get.

MR. LANDER: Handicapped parking I see one, you only need one?

MR. CUOMO: We have one, I think we have more than one.

MR. LANDER: I see one here.

MR. CUOMO: Handicapped we only need one, yeah. The geometry is pretty worked out, you can see it's 20 spaces because of the two offices.

MR. LANDER: Let's get back to the drainage, where is this water all going to end up?

MR. CUOMO: Where it ends up right now.

MR. LANDER: Is there curbing going all the way around this?

MR. CUOMO: Yeah.

MR. LANDER: Now, the water has to go someplace.

MR. CUOMO: Has to go into the New York State drainage.

MR. LANDER: We're going to have to find out what size pipe you intend own using, catch basins and so forth, we have got to make sure this will all work.

MR. DUBALDI: Mark, do you have anything to add?

MR. CUOMO: I don't think there will be any problem.

MR. LANDER: No pipes, are you going to have surface drainage here?

MR. CUOMO: Surface drainage.

MR. LANDER: Where is the nearest state storm drain?

MR. CUOMO: Well, we'll have to signify all that.

MR. LUCAS: Mark, did you go over this at a workshop?

MR. EDSALL: Well, I'd like for the record just I hate to disappoint applicants but on the other hand, there's a level of content that the planning board requires and the Town Law requires. And many of those items are reflected on the checklist that this board gives every applicant that comes before it. The checklist was checked off for all the items but there are clearly many items that are not even on this plan, I worked with them at the workshop to get this plan into a form where they had adequate information to go to the ZBA to get a variance. The plan was adequate for that purpose. It is not adequate for a site plan review, it has no topographical information.

MR. PETRO: Let me interrupt you. I don't want to go here until midnight, Paul, take Mark's list, go over it and make the plan suitable for review and we'll put you on the next agenda. Thank you.

MR. CUOMO: Okay.

MR. PETRO: You did have fire and highway approval.

MR. CUOMO: Yeah, we did.

MR. EDSALL: There's no town roads around it.



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**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

REVIEW NAME: PIZZO SITE PLAN
PROJECT LOCATION: NYS ROUTES 207 AND 300
SECTION 4-BLOCK 1-LOT 11.1
PROJECT NUMBER: 93-4
DATE: 26 MARCH 1997
DESCRIPTION: THE APPLICATION INVOLVES THE DEVELOPMENT OF A TWO-STORY 4,220 SQUARE FOOT OFFICE BUILDING ON THE TRIANGULAR LOT AT THE REFERENCED INTERSECTIONS. THE PLAN WAS PREVIOUSLY DISCUSSED AT THE 9 OCTOBER 1996, 23 OCTOBER 1996 AND 11 DECEMBER 1996 PLANNING BOARD MEETINGS.

1. This application was referred to the Zoning Board of Appeals for a variance for development coverage. It is my understanding that the Applicant received this variance, as well as a variance relative to a building facade sign. A copy of the ZBAs action and finding should be in the Planning Board records.
2. The Applicant has submitted a site plan for review which is usable, by the Planning Board, as a concept site plan. If the Applicant is intending to proceed further with this application with the Planning Board, a significant amount of additional information would be necessary, in accordance with the Planning Board site plan checklist provided with all applications. Some of these items which are required on the plan include, but are not limited to, the following:
 - a. Details of the site improvements including a paving detail, curbing detail, sidewalk detail, dumpster enclosure detail, handicapped parking space striping and sign detail, etc.
 - b. Complete drainage improvements for the site.
 - c. Complete landscaping design for the site, including a schedule of all items to be installed.
 - d. Utility and service connections to the building, with details.

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS
PAGE 2**

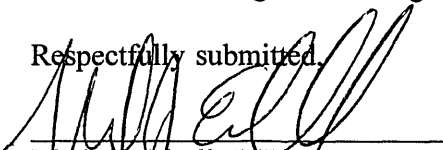
REVIEW NAME: PIZZO SITE PLAN
PROJECT LOCATION: NYS ROUTES 207 AND 300
SECTION 4-BLOCK 1-LOT 11.1
PROJECT NUMBER: 93-4
DATE: 26 MARCH 1997

- e. Complete lighting design plan for the facility, including isolux curves, lighting fixtures schedule and lighting fixture installation details.

The site plan checklist submitted with the application has each of the fifty three (53) items checked-off as complete. It is clear from a review of this plan that this is incorrect. The design engineer should be instructed to properly complete application forms to the Planning Board and, as well, insure that plans submitted are complete, as required by the Planning Board requirements.

3. It is clear from a review of the plan that same is not the result of a current, complete and accurate planimetric base survey of the property. The plan fails to identify details of the existing site and surrounding area, such as edge of pavement for all the adjoining roadways, topographical information regarding the existing property and adjoining roadways, existing features on the site including large trees, etc., existing utilities or other improvements, etc. An accurate survey must be prepared, such that a complete and correct site plan can be submitted.
4. This application will require submittal to the New York State Department of Transportation for the curb cuts to the adjoining State highways. The plan should include adequate details of the individual curb cuts, such that the necessary referral can be made.
5. At this time, it is my position that this plan is acceptable for concept review, at best. The plan was adequate for ZBA referral for action; however, the Applicant should be instructed to prepare a complete plan before they seek a reappearance at the Planning Board's regular meeting.

Respectfully submitted,


Mark J. Emsall, P.E.
Planning Board Engineer
MJEmk
A:PIZZO.mk

RESULTS OF P.E. MEETING

DATE: March 26, 1997

PROJECT NAME: Pizzo, John PROJECT NUMBER 93-4

LEAD AGENCY: * NEGATIVE DEC:
*
M) ___ S) ___ VOTE: A ___ N ___ * M) ___ S) ___ VOTE: A ___ N ___
*

CARRIED: YES ___ NO ___ * CARRIED: YES: ___ NO ___
*

PUBLIC HEARING: M) ___ S) ___ VOTE: A ___ N ___

WAIVED: YES ___ NO ___

SEND TO OR. CO. PLANNING: M) ___ S) ___ VOTE: A ___ N ___ YES ___ NO ___

SEND TO DEPT. OF TRANSPORT: M) ___ S) ___ VOTE: A ___ N ___ YES ___ NO ___

DISAPP: REFER TO Z.E.A.: M) ___ S) ___ VOTE: A ___ N ___ YES ___ NO ___

RETURN TO WORK SHOP: YES ___ NO ___

APPROVAL:

M) ___ S) ___ VOTE: A ___ N ___ APPROVED: _____

M) ___ S) ___ VOTE: A ___ N ___ APPR. CONDITIONALLY: _____

NEED NEW PLANS: YES ___ NO ___

DISCUSSION/APPROVAL CONDITIONS: _____

Need more details on plans - Drainage - Lighting

Revise & return to W.S.

#1 ZBA 1-27-97

SETUP FOR P/H

OFFICE OF THE PLANNING BOARD - TOWN OF NEW WINDSOR

ORANGE COUNTY, NY #2 ZBA 2-24-97

APPROVED

NOTICE OF DISAPPROVAL OF SITE PLAN OR SUBDIVISION APPLICATION

PLANNING BOARD FILE NUMBER: 93-4

DATE: 14 JAN 97

APPLICANT: JOHN PIZZO

(NEW REFERRAL)

53 RT 17K

(REPLACES PREVIOUS REFERRAL
DATED 3-3-93)

NEWBURGH N.Y.

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATED 2-4-93

FOR (~~SUBDIVISION~~) - SITE PLAN)

(PLAN DATED 3 DEC 96
RECEIVED 11 DEC 96)

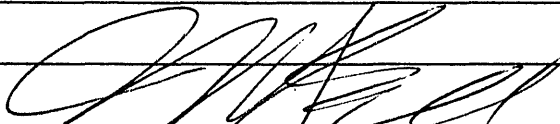
LOCATED AT NYS RT 300 (North side)

ZONE _____

DESCRIPTION OF EXISTING SITE: SEC: 4 BLOCK: 1 LOT: 11.1

IS DISAPPROVED ON THE FOLLOWING GROUNDS: _____

VARIANCE REQ'D FOR DEVELOPMENT COVERAGE



MARK J. EDSALL P.E. FOR

MICHAEL BABCOCK,
BUILDING INSPECTOR

<u>REQUIREMENTS</u>		<u>PROPOSED OR AVAILABLE</u>	<u>VARIANCE REQUEST</u>
ZONE <u>P.D.</u>	USE _____		
MIN. LOT AREA	<u>15 000 SF</u>	<u>34 675.5 SF</u>	<u>—</u>
MIN. LOT WIDTH	<u>100 FT</u>	<u>7 200 FT</u>	<u>—</u>
REQ'D FRONT YD	<u>35 FT</u>	<u>39 FT</u>	<u>—</u>
REQ'D SIDE YD.	<u>15 FT</u>	<u>N/A</u>	<u>—</u>
REQ'D TOTAL SIDE YD.	<u>30 FT</u>	<u>N/A</u>	<u>—</u>
REQ'D REAR YD.	<u>40 FT</u>	<u>N/A</u>	<u>—</u>
REQ'D FRONTAGE	<u>60 FT</u>	<u>1141.56 FT</u>	<u>—</u>
MAX. BLDG. HT.	<u>35 FT</u>	<u>34 FT</u>	<u>—</u>
FLOOR AREA RATIO	<u>N/A</u>	<u>—</u>	<u>—</u>
MIN. LIVABLE AREA	<u>N/A</u>	<u>—</u>	<u>—</u>
DEV. COVERAGE	<u>30</u> %	<u>57</u> %	<u>27</u> %
O/S PARKING SPACES	<u>20</u>	<u>20</u>	<u>—</u>

APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT:
(914-563-4630) TO MAKE AN APPOINTMENT WITH THE ZONING BOARD
OF APPEALS.

CC: Z.B.A., APPLICANT, P.B. ENGINEER, P.B. FILE

POSSIBLE ZBA REFERRALS:

PIZZO, JOHN SITE PLAN (93-4) LITTLE BRITAIN ROAD &
TEMPLE HILL ROAD

Mr. Paul Cuomo and Mr. John Pizzo appeared before the board for this proposal.

MR. PETRO: Let the record show that Mr. Pizzo is here also as the owner.

MR. PIZZO: Previously, we had presented a site plan to this board with a considerably larger building as a result of several meetings that we have had with Mark, we had to make a lot of changes, primarily in enlarging the parking spaces, bigger swing turnouts and so on and so forth. And also we have to, according to an agreement that we had made with the town, we're supposed to give a considerable easement to the town for the statue and flag pole and whatever. As a result of all of that, we have to considerably reduce the building. I'm not particularly pleased, like a 10 or 12,000 square foot building, it appears that we're winding up with something that isn't really much bigger than a house, something that is 2,100 square feet on each floor with two floors totaling 4,200 square feet. So that is the relatively significant change from the original plan. I'm hopeful that with the change that we made that we're going to satisfy the town engineer and the necessary criteria. The main reason why we're here tonight is that we have got to go to the Zoning Board to get a variance. We need an area variance, we need the area variance according to our new plan of two percent so we'd appreciate it if you saw fit to refer us to the Zoning Board of Appeals and we of course realize that we're going to be back here for your scrutiny to make certain that all the I's are dotted and all the T's are crossed so we can get forward with this project. That is why we're here. Do you have any questions?

MR. PETRO: The total lot coverage I see according to Mark's comments is 57 percent?

MR. PIZZO: We have done the calculation on that and is

that correct, it's 2,100 square feet now.

MR. CUOMO: Right, I calculated out as Mark asked me to and I also put the dimensions in that he wanted, well, I came out 22 feet here and then the lane is, our lane is 18 feet 18.9 feet you can see that right here 18.9 feet right over here and Mark wanted, Mark said hey, if you are going to have 60 degrees you should have 22 foot parking space and that is what we have got, we have got a 22, it comes out a little more than 22 and there's the 60 degree mark so we're I think we're, my opinion we're in pretty good shape.

MR. PIZZO: Shows with parking and a turnaround.

MR. CUOMO: That is a good point that Mr. Pizzo just made.

MR. PETRO: Now I see in the minutes an agreement was made with Mr. Pizzo with the Town of New Windsor on the 17th day of June, 1992 in respect to the coverage of the number zoned area that would not exceed 63 percent and being that he's at 57 percent, I want it known that he is conforming with that request of the Town of New Windsor cause that was a big issue, I wasn't even at that meeting. Ron, the 18 foot we go along with that when there's a 60 degree angle.

MR. LANDER: That will be all right but we're going to have one-way traffic around here then?

MR. CUOMO: Yes, we have got it marked going through.

MR. LANDER: And the easement for town purposes, how many square feet was that?

MR. PIZZO: 75 by 110.

MR. CUOMO: That is for the county to use, whatever they want to use it for.

MR. PETRO: Mark's other comment this plan is not complete or acceptable for further planning board review. We're just looking at this preliminarily, just send it to the zoning board and it's by no means that

this plan is complete and we're accepting it as such.

MR. LANDER: It's not a big deal.

MR. PETRO: Okay, Carmen?

MR. DUBALDI: I make a motion we approve the Pizzo site plan on Route 207 and Route 300.

MR. STENT: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board approve the Pizzo site plan at Route 207 and 300? Is there any further discussion from the board members, if not, roll call.

ROLL CALL

MR. DUBALDI	NO
MR. LANDER	NO
MR. LUCAS	NO
MR. STENT	NO
MR. PETRO	NO

MR. PETRO: At this time you have been referred to the New Windsor Zoning Board of Appeals for review. Once you have the required variances, you may come forward to this board again. Thank you.

MR. PIZZO: Thank you, gentlemen.

MR. LUCAS: I drove by there, this area here existing wooded area to remain I think it would be a good idea to take that down because coming in and out of there I think that would be--

MR. CUOMO: That is a good comment.

MR. LUCAS: Should be landscaped, there is a lot of tall growth there?

MR. KRIEGER: Probably want to do that before going to the Zoning Board of Appeals because one of the things they are going to be looking at is safety.

December 11, 1996

7

MR. CUOMO: Put it on the plan, don't go out there and clear it.

MR. KRIEGER: Put it on the plan.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

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TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

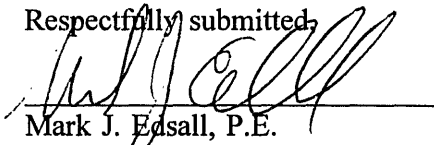
REVIEW NAME: PIZZO SITE PLAN
PROJECT LOCATION: NYS ROUTES 207 AND 300
SECTION 4-BLOCK 1-LOT 11.1
PROJECT NUMBER: 93-4
DATE: 11 DECEMBER 1996
DESCRIPTION: THE APPLICATION INVOLVES THE DEVELOPMENT OF A
TWO-STORY 4,220 SQUARE FOOT OFFICE BUILDING ON
THE TRIANGULAR LOT AT THE REFERENCED
INTERSECTIONS. THIS PLAN WAS PREVIOUSLY
DISCUSSED AT THE 9 OCTOBER 1996 AND
23 OCTOBER 1996 PLANNING BOARD MEETINGS.

1. The Applicant's Engineer has re-drawn the plan and has reduced the building size so as to provide proper parking spaces and aisle widths for vehicle movement.

It is my opinion that this layout seems acceptable based on a preliminary review and would be adequate for referral to the Zoning Board of Appeals. The plan is not complete nor acceptable for further Planning Board review at this time. Once the Applicant receives the necessary variance(s) from the Zoning Board of Appeals, the plan should be completed to include all the information needed for a complete Planning Board submittal, such that further review can be made.

2. A review of the bulk table indicates that some "proposed" values may need correction before the referral to the ZBA could be made. The Applicant's Engineer should confirm the front yard value, frontage value and confirm that the maximum building height written is 34' and lot coverage value is 57%.
3. Until such time that the Applicant receives the necessary variance(s), I will defer further review and comment on this application.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer
MJEmk
A:PIZZO3.mk

RESULTS OF P.B. MEETING

DATE: 12-11-96

PROJECT NAME: John Pizzo S.P. PROJECT NUMBER 93-4

LEAD AGENCY:

* NEGATIVE DEC:

M) S) VOTE: A N

* M) S) VOTE: A N

CARRIED: YES NO

* CARRIED: YES: NO

PUBLIC HEARING: M) S) VOTE: A N

WAIVED: YES NO

SEND TO OR. CO. PLANNING: M) S) VOTE: A N YES NO

SEND TO DEPT. OF TRANSPORT: M) S) VOTE: A N YES NO

DISAPP: REFER TO Z.B.A.: M) 0 S) 5 VOTE: A 0 N 5 YES ✓ NO

RETURN TO WORK SHOP: YES NO

APPROVAL:

M) S) VOTE: A N APPROVED:

M) S) VOTE: A N APPR. CONDITIONALLY:

NEED NEW PLANS: YES NO

DISCUSSION/APPROVAL CONDITIONS:

ZONING BOARD OF APPEALS

Regular Session

January 27, 1997

REVISED AGENDA:

7:30 p.m.- ROLL CALL

Motion to accept minutes of the 1/13/97 meeting as written.

PRELIMINARY MEETING:

- ET UP
OK P/H* *NEED COPY OF DISAPPROVAL PACK FROM PAT*
1. **V.G.R. ASSOCS./POUGHKEEPSIE SAVINGS BANK** - Request for variance for additional facade sign in variation of Sec. 48-18H(1)(b)[1] of the Supp. Sign Regulations, for bank located at Price Choppers Supermarket in Vails Gate in a C zone. (69-1-6).
 - T UP
OK P/H* 2. **PIETRZAK, FRANK** - Referred by P.B. Request for: Lot #1: 2,368 s.f. lot area and 42.74 ft. lot width variances and Lot #2: 24,912 s.f. lot area, 4.16 ft. lot width and 6.5 ft. max. bldg. height variances for lot line change on property located at 7 Steele Rd. in a PI zone. (4-1-33.1).
 - T UP
OK P/H* 3. **PIZZO, JOHN** - Referred by P. B. for 27% developmental coverage to construct office building on n/s Rt. 300 adjacent to J&H Smith Lighting in P.O. zone. Present: Paul V. Cuomo, P.E. (4-1-11.1)
 - ET UP
OK P/H* 4. **AF&F/CIANCIO** - Request for use variance for a non-public school in a P.I. zone to be located on Plympton Street (American Felt & Filter building). (14-3-2).

PUBLIC HEARING:

DISAPPROVED

5. **REDDINGS, MERRELL** - Request for use variance to allow existing four-family residence at 16 Reddings Drive in an R-3 zone. (Two-family residences permitted.) (65-1-42.4).

APPROVED

6. **COYMAN, EILEEN** - Request for 18 ft. rear yard variance for existing deck at 408 Mt. Airy Road in R-3 zone. (65-1-4).

APPROVED

7. **L&M PROPERTIES, LLC** - Referred by Planning Board for 0.5 ft. side yard and 16.2 ft. maximum building height to construct an addition to warehouse (Stewart Liner) located on Liner Road in a C zone. (4-1-5.1,5.2). Present: Bill Hildreth, L. S.

REORGANIZE: Election of Officers

**PAT - 563-4630 (o)
562-7107 (h)**

PIZZO, JOHN

MR. NUGENT: Referred by planning board for 27% developmental coverage to construct office building on n/s Rt. 300 adjacent to J&H Smith Lighting in P.O. zone.

Mr. John Pizzo and Paul Cuomo, P.E., appeared before the board for this proposal.

MR. PIZZO: Good evening gentlemen. We're here because we need a 27 percent variance to do an office building that we'd like to place on this parcel of land. To do that, we require a referral or a recommendation for a public meeting so we can get that area variance. For those of you who are not familiar with the project and the circumstances, I'd like to bring you up to date on them.

MR. NUGENT: Go right ahead.

MR. PIZZO: Okay, originally we had proposed a much larger building. We had previously projected a 12,000 square foot building with a 2,000 square foot mezzanine, quite a large project. With discussions with my engineer and with many meetings with the town engineer, we have reduced the size of the building tremendously to satisfy all purposes. Particularly to make it a very user friendly for traffic flow, parking, and things of that sort. Also, as a fact, we had made an agreement with the town when we received a zoning change, I think I have some copies of that I'm going to give you to take a peak at, if I may, and that has been notarized and so forth. And in effect, we sort of made a type of an agreement and that is that we would give the town approximately 110 by 50 feet in front of the lands for purposes of a flag pole, amenities of that sort and we also with that had agreed not to develop property anymore than I think it's 63 percent there. So with this 27 percent area variance, that we're requesting we're well in bounds of our agreement so again, I'm hopeful that we can get on the agenda for the public meeting and I'd like to answer any of your questions to clarify.

MR. NUGENT: Well, you have certainly brought the building down a great deal from the last time I saw it.

MR. PIZZO: It's not much bigger than a residence, it appears.

MR. REIS: This agreement is still valid today if this is accepted and allowed.

MR. PIZZO: Absolutely.

MR. CUOMO: We got a zoning change from the town board, we made an agreement with the town board.

MR. BABCOCK: He's allowed 30, he wants to develop 57. There was, the town board didn't give him a variance, they were just an agreement with him that he would not develop more than 63 percent of this property and for that, John made the agreement and said we're going to give you an area on the property to put flag pole and some monuments and whatever so he still needed this board, if he came here for a variance for more than 63 percent, then we would say John, you made an agreement with us that you wouldn't do that.

MR. NUGENT: 57 is well within his agreed upon size.

MR. BABCOCK: That is correct. Any further questions? Mike, do you have a chance to see, you know, where the property is?

MR. REIS: Yeah, I know the property well.

MR. TORLEY: I want to mention all the parking spots everything else is covered as far as parking and everything?

MR. CUOMO: Yes.

MR. TORLEY: The only variance requests are just for developmental coverage, sign?

MR. CUOMO: Yes.

MR. BABCOCK: Sign conforms to the present day zoning.

MR. CUOMO: We're okay with the sign and the parking is fine, 20 spaces. The parking also has been engineered for large vehicles, large cars, we have got the highest ratio of cars. We made the parking 10 by 20 but we also made it so that large cars could be accommodated. We're not trying to put in small cars in this thing, any kind of a car can get in here.

(Whereupon, Mr. Krieger entered the room.)

MR. TORLEY: The other thing that is going to be asked by someone is drainage sight lines, things like that, just for area variances that you are not altering the drainage and things.

MR. NUGENT: That is really not--

MR. TORLY: Or just be aware of it.

MR. NUGENT: That is really not our bailiwick.

MR. TORLEY: If it, in the sense of area variances we have to ask.

MR. NUGENT: He had that before.

MR. TORLEY: Just I don't want anything to be a surprise to you. Having said that, Mr. Chairman, I move we set up Mr. Pizzo for public hearing on requested variance.

MR. REIS: Second it.

ROLL CALL

MR. REIS	AYE
MR. KANE	AYE
MR. TORLEY	AYE
MR. NUGENT	AYE

**Zoning Board of Appeals
Regular Session
February 24, 1997**

REVISED AGENDA:

7:30 p.m. - ROLL CALL

Motion to accept minutes of the 01/27/97 meeting as written if available.

PRELIMINARY MEETING:

*SET UP
FOR P/H*

1. PELLEGRINO, JOHN - Request for construction of 6 ft. chain link fence in variation of Section 48-14C(1)(c)[1] wherein a fence cannot project closer to road than principal building at 1123 Route 207 in an R-1 zone. (52-1-6).

*SET UP
FOR P/H*

2. LAMARTERE, CHARLES P. - Request for 3 ft. rear yard variance for existing shed in variation of Sec. 48-14A(1)(b) of the Supp. Yard Regs. at 28 Jay Street in an R-4 zone. (41-3-2.41).

MYRA - CK PAPERS IN FILE

*SET UP
FOR P/H*

3. MANS BROS. REALTY - Referred by Planning Board for interpretation and/or verification of uses as A-16, B-10 and possibly A-21 based on bulk tables shown area type variances. Refer to Notice of Disapproval. Present: Paul V. Cuomo, P.E. (70-1-3).

PUBLIC HEARINGS:

APPROVED

4. PIZZO, JOHN - Request for 27% developmental coverage and 10 ft. variance for facade sign in order to construct a professional office on N/S Route 207 in a PO zone. Present: Paul V. Cuomo, P. E. (4-1-11.1).

APPROVED

5. NUCIFORE, THOMAS C. - Request for 8 ft. rear yard variance for existing shed at 77 Creamery Drive in a CL-1 zone. (78-7-3).

VO SHOW

6. VGR/POUGHKEEPSIE SAVINGS BANK-Request for variance for additional facade sign in variation of Section 48-18H(1)(b)[1] of the Supp. Sign Regulations, for bank located at Price Choppers Supermarket in Vails Gate in a C zone. Present: Tom Walsh of Sign Language. (69-1-6).

* * * *

ELECTION OF OFFICERS.

Formal Decisions:

PAT - 563-4630 (O)

PUBLIC HEARINGS:

PIZZO, JOHN

Mr. John Pizzo and Paul V. Cuomo, P.E. appeared before the board for this proposal.

MR. NUGENT: Request for 27 percent developmental coverage and 10 ft. variance for facade sign in order to construct a professional office on N/S Route 207 in a PO zone.

MR. TORLEY: Is there anyone in the audience who desires to speak on this matter?

MR. KRIEGER: Let the record reflect there is no one.

MR. KANE: Would you like to say something? They would like to reserve the right to say something.

MR. KRIEGER: So that would be two members in the audience.

MR. PIZZO: For the record, my business address is 53 Route 17K in the Town of Newburgh. I'm here this evening for purposes to request an area development for 27 percent, totaling 57 percent total development coverage. The existing zoning which is professional offices allows 30 percent. This parcel of land is located as you know on New York State Routes 300 and 207 intersection. Other zones that lie within 500 feet of the property are PI and OLI. This property was purchased by myself in November of 1986. This project has been a subject for variances previously. The legal standard for area variance as I understand is unnecessary hardship. In retrospect, it has to be concluded that the hardship created was self-created by myself, the applicant, by purchasing the property, in terms of the hardship. Burden of pain, county school taxes for the past ten years, numerous fees with the township, engineering fees, consulting fees, traffic studies and mainly the burden and the hardship of not being able to use the property for its apparent purpose. Another point of fact that I do not own any neighboring lands nor do I have the option to offer any

other alternatives other than to make application for this area variance. I feel very strongly that by having this variance requested there will not be a detriment to the health, safety or welfare to the neighborhood or the community since the property is located mostly in commercial district with intersections and major highways. There's no question that the landscaping that will be done with shrubs that will be placed with care not to interfere with traffic viewpoints. At this point, the proposed variance of 27 percent that would be required would produce a minimum size building that would give me the most minimally acceptable return on its investment, yet present the positive image that would be required in this very visible location. As you can see on the site plan, we have a low level on this office building consisting of 2,010 square feet with two levels obviously and approximately 4,200 square feet. This site plan is drastically reduced from prior proposals that we had made to this board. Other proposals were the usage of square footage approximately 9,500 square feet, which is twice what we're proposing now so basically what we have done is we have cut the size of the project more than half. This plan has been discussed with the New Windsor Planning Board on the 9th and the 23rd days of October, 1996. We have had at least three workshop meetings with the town engineer, Mark Edsall, and Mark had written up his preliminary evaluation that indicates that the applicant, myself, has reduced the size of the building significantly so as to provide proper parking spaces with aisle widths or vehicle movement and that is true because Paul and I took extra care in making certain that there was adequate parking and that the turnarounds were very comfortable and user friendly to anyone entering the project. And do you folks have copies of this? I'd like to have you take a look at this.

MR. NUGENT: These are Mark's comments.

MR. PIZZO: These are Mark's comments.

MR. REIS: John, while you're over here, why is this, why has this been taken out here?

MR. PIZZO: Paul? Well, Paul Cuomo, my engineer is here with me to answer the engineering questions and this is a seeded area, it's obviously for aesthetic purposes.

MR. CUOMO: What was the question?

MR. REIS: I'm just curious why you had to come in here with this to create more seeded area.

MR. CUOMO: The reason we came in here was our backout, the building veered towards to this side see and we didn't have enough room to have sufficient backout so we made that a planter out of it, see over here you have more room to back out but over here, it starts to get smaller.

MR. REIS: Why isn't it a parallel line to the building, why isn't it here?

MR. CUOMO: Because you don't have enough room, you could do that, you could make it bigger but then you have a problem with your traffic except you want to keep the people in the same lane, people start to weave around and they might cause an accident.

MR. REIS: Very good, makes sense, thank you.

MR. NUGENT: The other thing if he squared that up they would increase the developmental coverage and they were, if I understand not to exceed 60 percent, correct? Didn't I read that somewhere?

MR. PIZZO: So in your possession, you have the report by Mark Edsall from the engineering firm McGoey, Hauser and Edsall. Along with that as another point of interest, I'd like to mention an agreement that was made with the Town of New Windsor upon our rezoning.

MR. CUOMO: Let me hand them out.

MR. PIZZO: In your possession is an agreement that we had made with the Town of New Windsor that has been notarized and registered with the Town of New Windsor and this agreement is that I wouldn't be able to

develop or would not, I agree that the maximum developmental coverage would not exceed 63 percent of the total parcel area. So we're requesting 57 percent so therefore we're in safe guidelines. Along with that, and a big factor is that the owner myself is willing to grant an easement to the town on the westerly end of the property for purposes of monuments, flag pole, et cetera. This piece of the property would be approximately 110 feet by 70 feet which is rather significant, I'd say, and if I may say rather generous on behalf of an owner with limited circumstances to give up that much space for purposes that he himself can't use. But I feel that is a good use for the corner of that property and I feel in favor to use that part of the property for that use. And also I agree to install electrical lines and a flag pole and I am agreeing to maintain that piece of the property. So for the record, I'd like to ask part of the circumstances to be, I'd like that to be part of the circumstances considered by this board. Also, and I think this is relatively or it is very significant that we had a traffic study done cause I'm sure that there would be concerns over traffic and traffic patterns. And this was an original traffic study done by an engineer named Jim Rapoli (phonetic), you can see how thick it is and how effective.

MS. BARNHART: Is this our copy Mr. Pizzo?

MR. PIZZO: It is, yes, in terms of what it represents but I was, but it was suggested to me that it would be a good idea to have Mr. Rapoli update this since this is considerably old. And when I called Jim Rapoli, he was a bit reluctant to help me out because he said he's not doing this anymore, he's working for the DOT, he's an engineer for the DOT and happened to be doing a project right now on 207 from my property right out to Stewart Airport and he felt that it might be conflicting since he was now working for the state. However, with further communication, and his firm belief of his report, he decided to again write a report to endorse a positive conclusion as to the traffic scenario. Here's a copy of the report, Jim Rapoli's report that has been dated February 18, 1997. On his report he again states that in consideration of

the project and with the realism that we're really decreasing the project by 50%, he feels that there will not be any negative impact on levels of traffic to adversely impact the project. And we received a copy of the fax I believe Mr. Nugent received a copy from one of our neighbors, Duggan and Crotty and Dunn and their position is that basically they don't have a problem with the development of the triangular parcel but they urge you to hold me to the highest standards in considering me for the variance.

MS. BARNHART: You each have a copy of that letter.

MR. NUGENT: I will give the copy to Fran to put it in the record, that letter, rather than me go ahead and read it.

"Dear Mr. Nugent and Board Members: My partners and I jointly own the law office building across from the Pizzo property. We have received the notice of the above-referenced hearing scheduled for February 24, 1997. I shall be on vacation during the week of February 24, 1997, so I submit this letter in lieu of a personal appearance. We do not have a problem with reasonable development of the triangle parcel on which the applicant seeks a variance. However, we have invested a lot of money and effort over the years in maintaining our building to enhance the neighborhood, and make it a building of which New Windsor can be proud. The applicant's parcel is a very key parcel in New Windsor. The corridor between Vails Gate and Stewart Airport on which the parcel lies is highly visible and very busy. Therefore, we urge you to hold the applicant to the highest standard when considering his request for a variance. If a variance is granted, we request that it be the minimum and that it be compensated for with plantings and a suitable building that is compatible with the area. Thank you very much for your consideration. Very truly yours, Duggan, Crotty & Dunn, by Philip A. Crotty."

MR. PIZZO: So in summation, and with respectful consideration to the evaluation by the town engineer, and the planning board, considerations to the town board agreement expelling the coverage and certain

guidelines in which they would allow development to materialize there, in considering the traffic update and perhaps also the lack of objection letter from the legal office next to this project, would give you adequate information to perhaps offer relief and allow the 27 percent variance to take place, I'd be glad to answer any questions.

MR. KANE: Could you address the request for the sign variance exactly what kind of sign you're going to put up?

MR. PIZZO: Paul is here to discuss the sign variance.

MR. CUOMO: The sign variance we had a proposed sign, a freestanding sign which we, which Mike looked at and he didn't, there was going to be no variance for that because that is legal, in other words, that is within that and that would be probably in this portion of the property. But the other sign that we had proposed would be on the side here and this would be a sign, needs a variance and now here's a picture of the sign proposed sign it would be along the side of the building.

MR. KANE: Illuminated Paul?

MR. PIZZO: Yes.

MR. TORLEY: But for the record not neon, not flashing, steady illumination?

MR. PIZZO: Right, it will be built in.

MR. PIZZO: We can't have flashing lights.

MR. TORLEY: Just for the record, I knew it wasn't, intended just for the record.

MR. CUOMO: No, we don't intend that.

MR. KANE: And on which side of the building are you putting this?

MR. CUOMO: We're putting it on this side here, can you

see from there I will show you on your map, wait a minute.

MR. REIS: Facade signs is on the north side of the building?

MR. CUOMO: Right there.

MR. REIS: West side.

MR. CUOMO: Mr. Pizzo picked that because it's seen by most traffic.

MR. KANE: Okay.

MR. NUGENT: These entrances and exits are the only ones that you are going to have on this property, these two way in the back here?

MR. CUOMO: Yes, there will be only two exits.

MR. REIS: You have one entrance, why was it set up that you don't have two ingress and two egress?

MR. CUOMO: That was because of the traffic study.

MR. NUGENT: That is a one-way street.

MR. CUOMO: This is one way.

MR. REIS: I'm just saying why wouldn't traffic coming west, why couldn't they dump into the building.

MR. CUOMO: That was a consideration but the traffic study we followed the recommendations of our traffic engineer on this.

MR. REIS: That was actually specified.

MR. CUOMO: Yeah, he got into that.

MR. REIS: Get into the building, traffic coming west you're going to have to come all the way around and across traffic.

MR. CUOMO: Well, no, they can go this way and in--

MR. NUGENT: Going west they are fine, going east they have got a problem.

MR. CUOMO: They have to make the right decision if they don't then they are going to have problems, right?

MR. TORLEY: Mike, he's allowed by right small size entrance and exit kind of thing.

MR. BABCOCK: Yes, as far as signs.

MR. TORLEY: Yeah, if he had a small sign that said entrance directional signs.

MR. BABCOCK: Yes.

MR. TORLEY: And are you intending to put such signs up there?

MR. CUOMO: Oh, yes, yeah, we definitely were doing that.

MR. NUGENT: Any further questions by the board? I'd like to open it up to the public now, if you feel you would like to say something?

MR. MICHAEL SMITH: It's 4,200 right?

MR. NUGENT: Right, two floors, 2,100.

MR. REIS: 2,110.

MR. NUGENT: Is that all the questions you have?

MR. TORLEY: Would you care to voice an opinion on the matter.

MR. JOSEPH SMITH: We don't know anything about it so.

MS. BARNHART: For the record, I have an affidavit of service by mail here stating that on February 11, 1997, I sent out 13 addressed envelopes containing the notice of public hearing to adjacent property owners within

100 feet.

MR. REIS: Any negative responses?

MS. BARNHART: I didn't get any responses, only from the one from Duggan and Crotty and Dunn, that is it.

MR. NUGENT: No further questions from the audience, I will open it back up to the board for any further questions or comments.

MR. TORLEY: Couple housekeeping things, the appropriate state road authority and fire inspector passed on this plan?

MR. CUOMO: Yes, the state did.

MR. TORLEY: Our fire inspectors?

MR. KRIEGER: That is normally the requirement of the planning board for site plan and bear in mind that as well as the applicant should bear in mind that even if variances are granted, if this plan changes because of that for any other reason--

MR. TORLEY: My question is based on our requirement to take into account public health and safety so I don't want to pass on the variance if the fire inspector says he doesn't like it. No evidence of disapproval.

MR. BABCOCK: Fire inspector approved the last time he, the last one I have here is October of '96.

MR. TORLEY: Thank you.

MR. REIS: Accept a motion?

MR. NUGENT: Yes, I will.

MR. REIS: I'd like to make a motion that we accept, grant Mr. John Pizzo his requested variances for the property on 207.

MR. KANE: Second the motion.

February 24, 1997

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ROLL CALL

MS. OWEN	AYE
MR. TORLEY	AYE
MR. REIS	AYE
MR. KANE	AYE
MR. NUGENT	AYE

THIS AGREEMENT made the 17th day of June, 1992 by and between the TOWN OF NEW WINDSOR, a municipal corporation having its principal place of business at 555 Union Avenue, New Windsor, New York, 12553, hereinafter referred to as "TOWN", and JOHN PIZZO, Route 17K-53, Newburgh, New York, 12550, hereinafter referred to as "OWNER".

W I T N E S S E T H :

WHEREAS, JOHN PIZZO is the owner of New Windsor tax parcel known and designated as Section 4 - Block 1 - Lot 11.1; and

WHEREAS, OWNER has petitioned the TOWN to change the zoning from R-4 (single-family residential) to PO (professional office); and

WHEREAS, the TOWN is willing to change the zoning of the aforesaid parcel provided certain restrictions are agreed upon to limit the amount of development on the said parcel; and

WHEREAS, OWNER agrees to limit the development and comply with other requests of the TOWN.

IT IS HEREBY AGREED AS FOLLOWS:

1. OWNER shall grant an easement to the TOWN on the westerly end of the subject parcel that is triangular in shape, approximately 110 ft. in length and approximately 70 ft. wide at the easterly side of the triangle. This easement will grant to the TOWN the right to place monuments, flags or any other items that are deemed appropriate for community purposes, all structures to be in the sole discretion of the Town Board.
2. OWNER, at his own cost and expense, agrees to construct a large flagpole to be placed on the property.
3. OWNER agrees to install a 110 volt electric line out to the parcel and install lighting for the flag and will allow for future lighting of any monuments that are erected on the premises and this shall be accomplished at OWNER'S cost and expense.
4. OWNER agrees that it will be his responsibility to maintain the easement area and shall also maintain all of the lands that are on state right-of-way areas. OWNER agrees to maintain all lawns and gardens on the parcel in a neat, well-trimmed condition and not allow the grass to exceed six (6) inches in length.
5. OWNER agrees that the proposed building height and location of the shrubbery on the premises will be placed on the property in such a way so as to avoid any interference with sight distance for vehicles traveling in a westerly direction on Route 207 to the point of its intersection with Route 300.
6. OWNER agrees that the maximum developmental coverage will not exceed 63% of the total parcel area.

PATRICIA A. BARNHART
Notary Public, State of New York
No. 01BA4904434
Qualified in Orange County

DUGGAN, CROTTY & DUNN, P.C.

Attorneys at Law



Stephen P. Duggan, III
Philip A. Crotty
Bruce C. Dunn, Sr.

Carolyn L. Martini, of Counsel

Elizabeth M. Backer, Paralegal
Lynn O. Politi, Paralegal

563 Temple Hill Road
New Windsor, New York 12553

Telephone: (914) 562-6500
Facsimile: (914) 562-6788
email: NYLAWYERS@compuserve.com

February 13, 1997

Mr. James Nugent
Chairman, Zoning Board of Appeals
Town of New Windsor
555 Union Avenue
New Windsor, NY 12553

Re: APPEAL #7
REQUEST OF JOHN PIZZO

Dear Mr. Nugent and Board Members:

My partners and I jointly own the law office building across from the Pizzo property. We have received the notice of the above-referenced hearing scheduled for February 24, 1997.

I shall be on vacation during the week of February 24, 1997, so I submit this letter in lieu of a personal appearance.

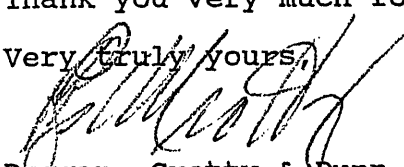
We do not have a problem with reasonable development of the triangle parcel on which the applicant seeks a variance. However we have invested a lot of money and effort over the years in maintaining our building to enhance the neighborhood, and make it a building of which New Windsor can be proud.

The applicant's parcel is a very key parcel in New Windsor. The corridor between Vails Gate and Stewart Airport on which the parcel lies is highly visible and very busy.

Therefore we urge you to hold the applicant to the highest standard when considering his request for a variance. If a variance is granted, we request that it be the minimum, and that it be compensated for with plantings and a suitable building that is compatible with the area.

Thank you very much for your consideration.

Very truly yours,


Duggan, Crotty & Dunn, P.C.
BY: Philip A. Crotty

OFFICE OF THE BUILDING INSPECTOR - TOWN OF NEW WINDSOR
ORANGE COUNTY, NY

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

DATE: FEBRUARY 6, 1997

APPLICANT: JOHN PIZZO
53 ROUTE 17K
NEWBURGH, N.Y. 12550

Amended 2/6/97.

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATE:

FOR (BUILDING PERMIT):

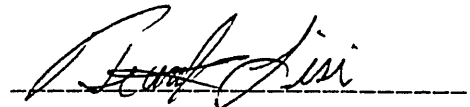
LOCATED AT: INTERSECTION OF ROUTE 207 AND ROUTE 300

ZONE P.O.

DESCRIPTION OF EXISTING SITE: SEC: 4, BLOCK: 1, LOT: 11.1
VACANT LAND

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

1. PROPOSED WALL SIGN WILL EXCEED MAXIMUM 10FT. LENGTH BY 10FT.



BUILDING INSPECTOR

PERMITTED

PROPOSED OR
AVAILABLE

VARIANCE
REQUEST

ZONE P.O.

USE 48-18-B-1

WALL SIGNS

2.5FT. X 10FT.

2FT. X 20FT.

10FT.

APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT
914-563-4630 TO MAKE AN APPOINTMENT WITH THE ZONING BOARD OF
APPEALS.

CC: Z.B.A., APPLICANT, B.P. FILE

JAMES RAPOLI CONSULTING
TRAFFIC & TRANSPORTATION ENGINEERING & PLANNING
Seven Roan Lane, Newburgh, NY 12550-3852
914-564-8070

February 18, 1997

Mr. John L. Pizzo
John Pizzo Enterprises
Time Plaza - Route 17K-53
Newburgh, NY 12550

RE: Pizzo Site Plan, NY Routes 207 & 300

Dear John:

Pursuant to your request of 30 January, 1997, I have reviewed the "Pizzo Site Plan", dated 3 December, 1996, which was prepared by Paul V. Cuomo, P.E. The site plan indicates a substantial decrease in the square footage that was proposed in July of 1988. Specifically, a change from 8,800 s.f. to 4,220 s.f. This decrease will also be realized in the amount of traffic generated by the project.

It is anticipated that the current project will generated 13 trips (11 vehicles entering and 2 vehicles exiting) during the peak a.m. highway hour and 13 trips (2 entering and 11 exiting) during the peak p.m. highway hour. These new volumes represent a 50% decrease in Project traffic. Since our 1988 survey, the background traffic has increased by approximately 1% during the peak a.m. hour and 5% during the peak p.m. highway hour. These are minimal increases in background traffic for an eight year period.

Based on the minimal increase in background traffic volume and the decrease in the traffic generated by the project, it remains the considered professional opinion of James Rapoli Consulting that the existing levels of service of the adjacent roadways will not be adversely impacted by the proposal; essentially, they will remain the same.

Respectfully submitted,

JAMES RAPOLI CONSULTING


James T. Rapoli, P.E.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

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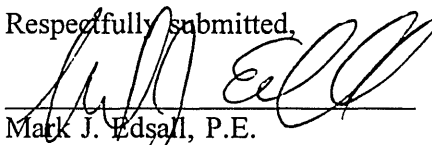
**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

REVIEW NAME: PIZZO SITE PLAN
PROJECT LOCATION: TEMPLE HILL ROAD (ROUTE 300) AND
LITTLE BRITAIN ROAD (ROUTE 207)
SECTION 4-BLOCK 1-LOT 11.1
PROJECT NUMBER: 93-4
DATE: 9 OCTOBER 1996
DESCRIPTION: THIS APPLICATION HAS BEEN INACTIVE FOR SEVERAL
YEARS AND THE APPLICANT IS BACK BEFORE THE
PLANNING BOARD WITH A REVISION TO THE SITE PLAN
LAYOUT.

1. A plan was received at the presubmission conference at the 25 September 1996 Planning Board meeting. The application was also discussed at the 2 October 1996 Planning Board Technical Work Session. Revisions have been requested on the plan; however, I have not received a new site plan. It was recommended that the Applicant return to the Technical Work Session; the Applicant chose not to do so.

At this time, further review has not been made of this application. It should be noted, however, that this application will require a referral to the Zoning Board of Appeals for necessary variance(s).

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:PIZZO.mk

October 9, 1996

3

REGULAR ITEMS:

PIZZO SIZE PLAN (93-4) RT. 300 & LITTLE BRITAIN ROAD

MR. PETRO: No one is present right now, so we will go to number two.

DISCUSSION

PIZZO, JOHN SITE PLAN (93-4) RT. 300 & LITTLE BRITAIN ROAD

Paul Cuomo and John Pizzo appeared before the board for this proposal.

MR. PIZZO: My name is John Pizzo, for some of you folks who don't know me and tonight we're going to present to you an office building that we'd like to construct on a triangular piece of property on 207 and 300. This property is zoned currently PO which is professional office space. Along with that zoning, we're committed to utilize 30 percent area coverage for our construction to satisfy our goal in development, we require a 40 percent coverage to do our project so we'll then require a ten percent variance from the Zoning Board of Appeals.

MR. PETRO: Hold you up one minute there, I think this particular piece though had gone to the town board for a special zoning change some time ago and the town board had given it an okay and had gone through the process, everything was properly done, but it was given with a 30 percent coverage, is that correct, Mark?

MR. PIZZO: Part of the factor that is related to PO zoning that 30 percent that is in the zone.

MR. KRIEGER: In the meantime, after those events, my recollection is in accord with yours but after those events it was subsequently rezoned making the 30 percent. Now a requirement of the PO zone and rendering into what the town board did previously because it was under a prior zoning, so it's the same 30 percent, it's just a different reason.

MR. PETRO: I had remembered that I think the town board had made sure that that is what they wanted was a 30 percent to be increased or anything but now if it's new because it's been rezoned anyway.

MR. KRIEGER: Which requirement is also coincidentally also 30 percent.

MR. CUOMO: Then we went to the Zoning Board of Appeals to go for a variance, 60 percent variance and we were turned down, that is why we're back here.

MR. PIZZO: If I can correct you, the town board said that they wouldn't want development more than 52 percent, not 30 percent, 30 percent is the actual zoning, the area coverage allowed by PO zoning, the town board said not more than 52 percent and we went to the ZBA with a 52 percent request and with that, we were denied so we're beginning again with a smaller project that requires--

MR. PETRO: Downsize the building?

MR. PIZZO: Downsize some stuff there.

MR. PETRO: Some stuff being what?

MR. CUOMO: We didn't downsize the building, we're using two offices, before we had three offices, now we only need, we only need 20 spaces.

MR. DUBALDI: Is the square footage different than last time?

MR. CUOMO: Square footage of the building will be practically the same but we're knocking down the number of offices from three to two so therefore, you have less parking requirement, therefore you have more area, more open space than before so we only need a 40 percent variance, it's done by a computer.

MR. BABCOCK: Ten percent?

MR. CUOMO: I'm sorry, we're going for 40 percent coverage so we only need ten percent variance.

MR. PETRO: Have you been to a workshop? Mark, Mike?

MR. EDSALL: They, we spoke about it and they are looking to go to the ZBA but I thought it was a good idea for him to come in and speak with the board before they go to the ZBA.

MR. LANDER: Paul, would you just refresh my memory, this drawing I'm looking at is from 1990.

MR. CUOMO: Yes but it's been changed as far as parking I took out the extra spaces, it has ten spaces on each side of the building.

MR. LANDER: Well, I'm looking at the same drawing, I looked at in 1990, November.

MR. CUOMO: Yes.

MR. BABCOCK: He reduced the developmental coverage by the parking lots.

MR. CUOMO: By taking out the spaces.

MR. PIZZO: He's saying it satisfies a legal criteria which says that you have to have ten parking spaces per office so therefore, it's legal and you don't require any variance for parking.

MR. CUOMO: No, only variance we require is the coverage, ten percent coverage instead of 30, we'd like to get that.

MR. DUBALDI: Is that true, Mark?

MR. EDSALL: I'm sorry, Carmen, I was just looking at something on the plan.

MR. BABCOCK: When he was here last time, it was a different zone and he needed one space for every 200 square feet so when they did the calculation by 200 square feet for the building, told them how many parking spaces they need which increased the developmental coverage. Now in the PO zone it says you need ten parking spaces for every office so he is going to have two stories with two offices, he needs 20 spaces. I'm not sure what the correct number of spaces were last time so he has reduced the developmental coverage from 52 percent to 40 percent.

MR. DUBALDI: But the size of the building, the

footprint of the building is staying the same?

MR. CUOMO: Essentially will stay the same.

MR. BABCOCK: Yes.

MR. PETRO: You are saying ten percent more as Andy just said, it's really 33 percent more coverage that you are looking for, it's not ten percent more, from 30 to 40.

MR. PIZZO: We need 40 percent developmental coverage.

MR. PETRO: From 30 to 40 is not just ten percent more, you follow me?

MR. CUOMO: 30 to 40 is ten.

MR. KRIEGER: Ten percent, the number 10 is $33 \frac{1}{3}$ percent of 30 so which is a percentage you're talking about as measured against a hundred percent, but actually what you're saying is that the project is as proposed $33 \frac{1}{3}$ larger than what's allowed under the zoning.

MR. CUOMO: Ten percent more, I don't know what the problem is.

MR. PIZZO: Developmental coverage will be 40 percent.

MR. CUOMO: It's the whole project, the outline of the project from boundary to boundary.

MR. LUCAS: It's really 25 percent really.

MR. PETRO: The zoning board going to look at it as far. As the planning board is concerned, do we have any outstanding comments as far as the layout, anything there at all you want to look at now or should we just send him to zoning?

MR. DUBALDI: Mr. Chairman, just a point if I can make is this an open application?

MR. PETRO: He's going to have to make a formal

application to come back.

MR. PIZZO: Do we not have an existing application here?

MR. PETRO: You can check with the secretary and find out.

MR. PIZZO: I think we do, if I am not mistaken.

MR. PETRO: Probably have to repay whatever fees there are and bring them up to date.

MR. CUOMO: There's an open application there.

MR. PIZZO: There's an open application.

MR. PETRO: Work that out with the secretary, we can't do that here.

MR. PIZZO: Thank you.

MR. PETRO: So make a formal application.

MR. DUBALDI: Ed wanted to say something.

MR. STENT: No, he's talking about the application, I was concerned does this have to go to the state all over again?

MR. PETRO: Yeah, we're going to do the whole thing, make formal application and we'll come forward here and send you to the zoning board. Good luck.

MR. PIZZO: Thank you, gentlemen.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
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**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

REVIEW NAME: PIZZO SITE PLAN
PROJECT LOCATION: TEMPLE HILL ROAD (ROUTE 300) AND
LITTLE BRITAIN ROAD (ROUTE 207)
SECTION 4-BLOCK 1-LOT 11.1
PROJECT NUMBER: 93-4
DATE: 23 OCTOBER 1996
DESCRIPTION: THE APPLICATION INVOLVES THE DEVELOPMENT OF A
TWO-STORY 5,200 SQUARE FOOT OFFICE BUILDING ON
THE TRIANGULAR LOT AT THE REFERENCED
INTERSECTION. THIS PLAN WAS PREVIOUSLY
DISCUSSED AT THE 9 OCTOBER 1996 PLANNING BOARD
MEETING.

1. The Applicant's Engineer has re-drawn the plan to a more usable scale and has depicted the revised layout as proposed. In addition, revisions have been made to the plan with regard to several layout and code requirements.
2. Although no exception is taken to the layout as proposed, further dimensional review of the details of this plan identifies a defect in the plan as drafted. The angled parking spaces along the property lines appear to all be 60 degree spaces. For 60 degree spaces, the perpendicular dimension from the curb to the back of the angled space is approximately 22'. Beyond the actual space, a backout aisle (also one-way driving lane) is proposed. In this case, that backout aisle should be approximately 17 or 18'.

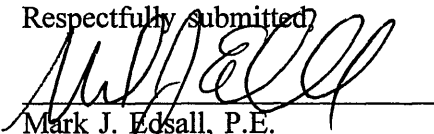
When these actual dimensions are superimposed on the submitted plan, it does not work. The backout aisle on the north side of the building is in the building and on the southerly side is against the building. In plain terms, this would require the building size to be decreased such that the sidewalks can be maintained and properly sized parking spaces and aisles can be provided. In addition, the plan depicts the parking spaces against the property line and on the north side shows the parking lot curbs off the site.

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS
PAGE 2**

REVIEW NAME: PIZZO SITE PLAN
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DATE: 23 OCTOBER 1996

3. During previous Work Sessions we have requested (on more than one occasion) that the Applicant provide an accurate and exact percentage for the development coverage. The plan continues to indicate an even 40% value. We have performed a quick review of the plan as submitted and find the actual development coverage appears to exceed the 40%. The Applicant's Engineer, as he has been requested on several occasions, should verify an exact number, as this is the basis for the referral to the Zoning Board of Appeals.
4. This application requires a referral to the ZBA for the development coverage value. The Board should decide if they care to refer this plan "as is", or have the corrections made prior to the referral.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:PIZZO2.mk



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF

New Windsor

P/B #

93 - 4

WORK SESSION DATE:

2 Oct 96

APPLICANT RESUB.
REQUIRED:

REAPPEARANCE AT W/S REQUESTED:

Yes

PROJECT NAME:

Pizzo Sp

PROJECT STATUS:

NEW

X

OLD

REPRESENTATIVE PRESENT:

John Pizzo / PVC

MUNIC REPS PRESENT: BLDG INSP.

FIRE INSP. X

ENGINEER X

PLANNER

P/B CHMN.

OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- new app (updated) still 93-4

- curbs along pk spaces

- need accurate plan - see 20 scale

- need accurate dist avg value

4MJE91 pbwsform

Discussion

RESULTS OF P.B. MEETING

DATE: September 25, 1996

PROJECT NAME: Pizzo, John PROJECT NUMBER 93-4

* * * * *

LEAD AGENCY:

* NEGATIVE DEC:

M) S) VOTE: A N

* M) S) VOTE: A N

CARRIED: YES NO

* CARRIED: YES: NO

* * * * *

PUBLIC HEARING: M) S) VOTE: A N

WAIVED: YES NO

SEND TO OR. CO. PLANNING: M) S) VOTE: A N YES NO

SEND TO DEPT. OF TRANSPORT: M) S) VOTE: A N YES NO

DISAPP: REFER TO Z.B.A.: M) S) VOTE: A N YES NO

RETURN TO WORK SHOP: YES NO

APPROVAL:

M) S) VOTE: A N APPROVED:

M) S) VOTE: A N APPR. CONDITIONALLY:

NEED NEW PLANS: YES NO

DISCUSSION/APPROVAL CONDITIONS:

Brought plans to meeting

PLANNING BOARD FILE NUMBER: 93-4

MEMORANDUM FOR FILE

DATE: March 7, 1994

On this date: I spoke to Paul Cuomo - He said to
leave this file open because they are going to
propose a smaller bldg.

EW



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

January 3, 1994

Mr. John Pizzo
53 Rt. 17K
Newburgh, NY 12550

SUBJECT: PLANNING BOARD FILE #93-4
SITE PLAN APPROVAL

Dear Mr. Pizzo:

Please be aware your application to the New Windsor Planning Board for the above subject project remains open in our office. Please advise us as to the status of this project at your earliest convenience.

At this time, we remain in receipt of your "Escrow Account" which was posted with the Town upon your submission of this application. If you do not wish to pursue this project, please notify our office in letter form requesting that we "Withdraw" your application for site plan approval.

Upon receipt of your "Letter of Withdrawal", we will calculate the charges and notify you of the status of your Escrow Account.

Thank you for your prompt attention to this matter and if you should have any questions in the interim, please contact me at (914) 563-4615.

Very truly yours,

Myra L. Mason
Myra L. Mason, Secretary
to the Planning Board

MLM:mlm

RESULTS OF P.B. MEETING

DATE: October 13, 1993

PROJECT NAME: Pizzo, John PROJECT NUMBER 93-4

LEAD AGENCY:

* NEGATIVE DEC:

M)___ S)___ VOTE:A___N___

* M)___ S)___ VOTE:A___N___

CARRIED: YES___NO___

* CARRIED: YES:___NO___

PUBLIC HEARING: M)___ S)___ VOTE:A___N___

WAIVED: YES___NO___

SEND TO OR. CO. PLANNING: M)___S)___ VOTE:A___N___ YES___NO___

SEND TO DEPT. OF TRANSPORT: M)___S)___ VOTE:A___N___ YES___NO___

DISAPP: REFER TO Z.B.A.: M)___S)___ VOTE:A___N___ YES___NO___

RETURN TO WORK SHOP: YES___NO___

APPROVAL:

M)___S)___ VOTE:A___N___ APPROVED:_____

M)___S)___ VOTE:A___N___ APPR. CONDITIONALLY:_____

NEED NEW PLANS: YES___NO___

DISCUSSION/APPROVAL CONDITIONS:_____

Cancelled by Applicant

September 29, 1993

John L. Pizzo
John L. Pizzo Enterprises
Time Plaza Rt 17K 53
Newburgh, New York 12550
914-561-2919

Ms. Myra L. Mason
Secretary to the Planning Board
555 Union Avenue
New Windsor, New York 12553

Dear Myra,

Thank you for your letter dated September 27 regarding my application to construct a professional office building.

As you are aware, the Planning Board was good enough to refer me to the Zoning Board so that the area variance required could be satisfied. The Zoning Board voted against the variance, therefore not allowing the project that submitted to be built.

In consideration of the fact that at the public Town Board meeting, the Town Attorney disclosed that there would be a positive consensus between boards allowing this project to go through. It appears that with my trying to do this project since 1986, The Town of New Windsor and its boards have spoken.

With this, we can then say the project is cancelled and if there are any funds in my escrow account that belong to me, I would appreciate its return. If your Planning Board has the capacity to clear this project so that I may sit down with the Planning Board and finalize the details for the project, I'd be willing to do so to and file for a building permit and start construction immediately.

Should you have any questions regarding this situation please contact me at your convenience.

Very Truly Yours,


John L. Pizzo



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

September 27, 1993

Mr. John Pizzo
53 Rt. 17K
Newburgh, NY 12550

SUBJECT: PLANNING BOARD FILE #93-4
SITE PLAN APPROVAL

Dear Mr. Pizzo:

Please be aware your application to the New Windsor Planning Board for the above subject project remains open in our office. Please advise us as to the status of this project at your earliest convenience.

At this time, we remain in receipt of your "Escrow Account" which was posted with the Town upon your submission of this application. If you do not wish to pursue this project, please notify our office in letter form requesting that we "Withdraw" your application for site plan approval.

Upon receipt of your "Letter of Withdrawal", we will calculate the charges and notify you of the status of your Escrow Account.

Thank you for your prompt attention to this matter and if you should have any questions in the interim, please contact me at (914) 563-4615.

Very truly yours,

Myra L. Mason
Myra L. Mason, Secretary
to the Planning Board

MLM:mlm

ZONING BOARD OF APPEALS
Regular Meeting
March 22, 1993

7:30 p.m. - ROLL CALL

Motion to accept the minutes of the 03/08/93 meeting if *APPROVED*
available.

PRELIMINARY MEETING:

SET UP
FOR P/H

1. HARRIS, BRYANT/JOHNSON, FLOYD - Request for 980 s.f. lot area, 15 ft. front yard and 20 ft. rear yard variances for construction of a single-family dwelling on Dean Hill Road in an R-3 zone. (67-1-2.22).

SET UP
FOR P/H

2. PRUDENTIAL RELOCATION MANAGEMENT - Request for 5 ft. rear yard variance for existing deck located at 454 Philo Street in an R-4 zone. Present: Theresa Smallman of Prudential Empire, Realtor. *73-4-6*

SET UP
FOR P/H

3. ~~X~~ AMERICAN FELT/TOOHEY BROS. - Request for use variance to allow funeral home in a PI zone, 9 ft. 10 in. bldg. height and 12 off street parking space variances at Plympton Street (aka John St.). (14-2-3). Present: William Hildreth, L.S.

PUBLIC HEARING:

APPROVED

4. ~~X~~ HOUSE OF APACHE/MONRO MUFFLER BRAKE - Referred by Planning Board. Request for 156 s.f. lot area, 8 ft. lot width, 5 ft. sideyard, 11 ft. 8. in building height, 80 s.f. sign area and 3 ft. sign height variances for one free-standing sign, 127 s.f. sign area variance for wall sign and 1 ft. variance for vertical dimension of sign, to construct muffler shop in C zone (west of former ambulance bldg.). Present: James R. Loeb, Esq. of Drake Sommers and Greg Shaw, P.E. of Shaw Engineering. (70-1-2.1).

DISAPPROVED

5. ~~X~~ PIZZO, JOHN - Request for 20% developmental coverage and 39 s.f. sign area variance for construction of professional building to be located on Temple Hill Road in a PO zone. (4-1-11.1).

APPROVED

6. FIRST BENMAR - Request for area variance from Sec. 48-12-Col. A 1(b) and M9 to allow 8 horses on 11 acre parcel (20 acres required) located in the Liberty Meadows Subdivision on Route 207 in an R-1 zone. Two horses are permitted. Present: James R. Loeb, Esq. of Drake Sommers and Robert Benad of First Benmar. (52-1-99).

FORMAL DECISIONS: (1) SARINSKY
(if available) (2) BERNHARDT
(3) STEWART'S } *APPROVED*

PAT - 562-7107 (h)
563-4630 (o)

B.I.

ZONING BOARD OF APPEALS
Regular Session
March 8, 1993

AGENDA: *Revised*

7:30 P.M. - ROLL CALL

Motion to accept the minutes of the 02/08/93 meeting as written. *APPROVED*

PRELIMINARY MEETINGS:

SET UP
FOR P/H 1. HOUSE OF APACHE/MONRO MUFFLER BRAKE - Referred by Planning Board. Request for 156 s.f. lot area, 8 ft. lot width, 5 ft. sideyard, 11 ft. 8. in building height, 80 s.f. sign area and 3 ft. sign height variances for one free-standing sign, 127 s.f. sign area variance for wall sign and 1 ft. variance for vertical dimension of sign, to construct muffler shop in C zone (west of former ambulance bldg.). Present: Steve Gaba, Esq. of Drake Sommers and Greg Shaw, P.E. of Shaw Engineering. (70-1-2.1).

SET UP
FOR P/H 2. FIRST BENMAR - Request for area variance from Sec. 48-12-Col. 1(b) and M9 to allow 8 horses on 11 acre parcel (20 acres required) located in the Liberty Meadows Subdivision on Route 207 in an R-1 zone. Two horses are permitted. Present: Steve Gaba, Esq. of Drake Sommers present. (52-1-99).

SET UP
FOR P/H 3. PIZZO, JOHN - Request for 20% developmental coverage for construction of professional building on Temple Hill Road in a PO zone. (4-1-11.1). Present: Paul V. Cuomo, P.E.

SET UP
FOR P/H 4. RIZZO, ANGELO - Request for use variance to construct additional apartment over three-car garage located at 601 Little Britain Road in an NC zone. (33-2-13.1).

PUBLIC HEARINGS:

APPROVED

✓ 5. MORIN, ANDRE - Public Hearing continued from 2/8/93. Copies of the contract between MORIN and TNW attached. (63-1-1.2).

APPROVED

✓ 6. KEYSER, KEVIN - Request for 3 ft. rear yard variance for existing deck located on Walnut Avenue in R-4 zone. Present: William Ochs. (62-3-2).

FORMAL DECISIONS: (1) QUALITY HOME BUILDERS/MECCA
(If available) (2) SLIFSTEIN

APPROVED

PAT - 562-7107 (h)
563-4630 (o)



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 93 - 4

DATE PLAN RECEIVED: FEB - 4 1993

The maps and plans for the Site Approval Pizzo Site Plan
Subdivision _____ as submitted by

_____ for the building or subdivision of
Paul Cuomo has been
reviewed by me and is approved ☒
disapproved ☐.

If disapproved, please list reason _____

[Signature] 2/26/93
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

✓
cc: M.E.

OFFICE OF THE PLANNING BOARD - TOWN OF NEW WINDSOR
ORANGE COUNTY, NY

#1 ZBA
3-8-93
SETUP FOR P/H

#2 ZBA
3-22-93
DISAPPROVED

NOTICE OF DISAPPROVAL OF SITE PLAN OR SUBDIVISION APPLICATION

PLANNING BOARD FILE NUMBER: 93-4

DATE: 3/3/93

APPLICANT: John Pizzo
53 Rt. 17K
Newburgh, N.Y.

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATED 2-4-93


FOR (~~SUBDIVISION~~ - SITE PLAN)

LOCATED AT N.Y.S. Rt. 300 (North side)

ZONE P.O.

DESCRIPTION OF EXISTING SITE: SEC: 4 BLOCK: 1 LOT: 11.1

IS DISAPPROVED ON THE FOLLOWING GROUNDS: Developmental Coverage


MICHAEL BABCOCK,
BUILDING INSPECTOR

REQUIREMENTS	PROPOSED OR AVAILABLE	VARIANCE REQUEST
ZONE _____ USE _____		
MIN. LOT AREA		
MIN. LOT WIDTH		
REQ'D FRONT YD		
REQ'D SIDE YD.		
REQ'D TOTAL SIDE YD.		
REQ'D REAR YD.		
REQ'D FRONTAGE		
MAX. BLDG. HT.		
FLOOR AREA RATIO		
MIN. LIVABLE AREA		
DEV. COVERAGE	30 %	20 %

REVISED
3-8-93
(MIB)

O/S PARKING SPACES

FREE STANDING SIGN

49 SQ FT

10 SQ FT

39 SQ FT

APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT:
(914-563-4630) TO MAKE AN APPOINTMENT WITH THE ZONING BOARD
OF APPEALS.

CC: Z.B.A., APPLICANT, P.B. ENGINEER, P.B. FILE

PIZZO, JOHN SITE PLAN (93-4) ROUTE 300 AND LITTLE
BRITAIN ROAD

John Pizzo and Paul Cuomo appeared before the board on this proposal.

MR. CUOMO: Good evening, we're coming in here for another application but we're trying, we have a rezoning on this, this isn't all the minutes but it says here.

MR. VAN LEEUWEN: I was there that night when the Town Board voted, it's okay.

MR. PIZZO: We were here previously in June of 1992 proposing our office building. With that, it was suggested and recommended by your board that we go to the Town Board for a rezoning in that we were improperly zoned residential in that we're asking to use the land for commercial purposes. You did make that recommendation and we did go before the Town Board for that rezone and we were successful in obtaining a PO change of zoning. Part of that approval was that the Town Board voted us the usage of 63 percent lot coverage which would be required to keep the building that we've proposed.

MR. VAN LEEUWEN: 63 percent including blacktop, shrubbery and so forth because I was there that night and I heard the whole thing.

MR. PIZZO: Correct and along with probably seven or eight other stipulations.

MR. EDSALL: Do you have a copy of that agreement or stipulation?

MR. CUOMO: I have a copy but it's the original one that Tad Seaman sent over to the Town Board.

MR. EDSALL: Is it the complete set?

MR. CUOMO: It's complete, yeah it's complete but it doesn't have all the signatures on it.

MR. EDSALL: I really think we were over this at the workshop, it's inappropriate for us to be discussing an agreement between the Town Board and applicant without having a copy that is certified. So I think we should discuss the site plan anat hand and if there's an agreement reached between the applicant, fine, let's get a copy. But we shouldn't be having secondary information about an agreement the Town may have executed. I asked for it at the workshop and until we get a certified copy by the Town clerk, we shouldn't waste this board's time. We should be talking about the site plan which is this board's jurisdiction.

MR. PIZZO: I have a copy of the legal proposal that was voted on and agreed upon by the Town Board and I'd like to submit this to you to serve your purpose.

MR. EDSALL: This is Ed Garling's letter. I have this. This is different. What I am suggesting is that if the Town Board executed an agreement that we should have a certified copy given to this board and should be in the file certified copy from the Town Clerk.

MR. LANDER: Absolutely, Mark, so why don't we take a look at the site plan which is in front of us.

MR. PIZZO: Here is an agreement.

MR. EDSALLL: Mr. Pizzo has given me a copy with no executed signatures. I know the procedures of the Town Board and many times things are corrected and adjusted. We should have the actual executed copy from the Town clerk certifying that this is in fact what was finally agreed to and again it's not something new I'm asking for. I asked for it at the workshop. Maybe Mr. Pizzo can't get that for us, maybe we have to ask the Town Clerk but you are here, the Planning Board is here to work on the site plan.

MR. CUOMO: I didn't get, only got that for the zoning, we're not here to discuss, we're here because we have a problem. We have a deficiency in one category, we don't have a lot coverage. We have to go to the Zoning Board of Appeals. We're only here for that tonight. I just got this, this is a certified copy from the Town

Clerk saying that the zoning got changed. But if we went to the Zoning Board of Appeals and then came back here, and were approved, we would give you certainly give you all those certified copies.

MR. VAN LEEUWEN: What's your deficiency?

MR. CUOMO: What we don't have is appropriate zoning requirements, we're short on here, we need 33 percent variance, lot coverage.

MR. VAN LEEUWEN: I don't think you're going to get it. You're going to have to shrink that building. I make a motion to approve.

MR. DUBALDI: Second it.

MR. LANDER: You want to take a look at the site plan before you, there might be some things here that you would want changed.

MR. VAN LEEUWEN: Well, the way I understand it he wants to go, the Town Board said and I was there that night, there's no more than 63 percent coverage now they are asking for more.

MR. CUOMO: No, we have 63 percent coverage, we're allowed 30 percent. We need 33 percent variance, an area variance which is not a use variance. We don't need a use variance because we've got the proper zoning. What we need tonight is to be recommended to go to the Zoning Board of Appeals to get our 33 percent variance.

MR. PIZZO: Isn't it true that it is required for us to go to the Zoning Board of Appeals even though Town Board approved 63 percent?

MR. VAN LEEUWEN: You still have to confirm to the zoning law.

MR. CUOMO: They made a developmental agreement like Mark said we should have it here right in front of us but one of the things we know that we're short 33 percent on lot coverage for this site plan. We're 33

percent short. We can't make it smaller because of the parking. We don't have enough.

MR. VAN LEEUWEN: In other words, what you're saying you don't have enough parking for that size building?

MR. CUOMO: No, we have all the parking exactly for what this size building is.

MR. DUBALDI: The only catch you need a 33 percent variance from the Zoning Board.

MR. CUOMO: Right.

MR. VAN LEEUWEN: I think you're going to have a tough time getting it.

MR. LANDER: That is up to the Zoning Board. Let's move right along.

MR. CUOMO: We're only going for an area variance. We're not going, they grant them three or four a month.

MR. VAN LEEUWEN: Did you check this out how much coverage they have got on here?

MR. EDSALL: One of my comments is that what they have should ensure is that when they are going to the Zoning Board Appeals that they have an accurate number because I come up with a different developed coverage than the number on the plan and I believe that it is somewhat less than what you're asking for so don't jeopardize your ability to get a variance by asking for more than what you need but again it's their responsibility to get the numbers fine tuned and again they have to come back to this board even if they get a variance so I would suggest that you give some input on whether or not you think the layout appears reasonable with some corrections made obviously when they come back and then they can go on to the ZBA. One thing you should realize for interest sake, the zoning code is interesting when it comes to minimum required parking for a PO zone, it's ten per office and which is unique because you could say that this is all one office and only provide ten parking spaces. I think it's a

deficiency in the ordinance personally. They are indicating it's 3 offices therefore 30 spaces are required. If you go off the square footage and the one per 200 that is used in other areas of the Town Zoning Code, you need someplace to the tune of 46 parking spaces so understand that the ordinance has that distinction between PO office parking and office parking for other zones and again they are minimums, no place in the ordinance does it say that you can't ask for more but just understand what you're going into, now is the time to say something you believe 30 isn't enough.

MR. DUBALDI: I don't understand why a two story building is going there to begin with but the Town Board made some kind of agreement and I'd like to see that agreement before this gets any further I'd just like to see what they voted on. I wasn't at that meeting so I don't know what kind of agreement was made.

MR. EDSALL: For development coverage this is just my understanding until I see a certified copy, I don't know if it is final agreement is that they were limited to a maximum of 63 percent development coverage but they had to obtain a variance up to that point. They can't go into the Zoning Board and ask for 70 percent because their development agreement as part of the change in zoning restricted it to no more than 63 that they can develop even with a variance.

MR. VAN LEEUWEN: Town Board was explicit, I sat right over there, it was done that there will be no more than 63 percent coverage in total including building and parking development coverage.

MR. BABCOCK: We believe that they are under that.

MR. EDSALL: I believe they are under and what I am asking--

MR. VAN LEEUWEN: I'd like that checked out because some Town Board members are going to ask.

MR. CUOMO: We don't have to be 63.

MR. EDSALL: And they need a variance obviously anyplace between 30 and 63.

MR. CUOMO: This work sheet that Tad made up is the one that was signed, here's the way it makes development coverage will be 63 percent that is the way it reads period.

MR. LANDER: If you stay underneath that Paul you'll be all right. Let's move on gentlemen.

MR. VAN LEEUWEN: If he wants to go to the ZBA I'll make a motion to approve.

MR. DUBALDI: Second it.

MR. LANDER: You have nothing more on this plan.

MR. KRIEGER: If he goes to the Zoning Board of Appeals and he turns them down and he has to rewrite the plan.

MR. LANDER: We're not going to have him change the plan as it is laid out this is the one that is going to the Zoning Board.

MR. LANDER: Motion has been made and seconded that we approve the Pizzo site plan.

ROLL CALL:

MR. VAN LEEUWEN	NO
MR. DUBALDI	NO
MR. LANDER	NO

MR. LANDER: Just for the record municipal water was approved on 2/7/93 and municipal fire was not approved. Bobby Rogers has a few, above referenced site plan was conducted on February 8, 1993, it's my understanding that this plan is to be submitted to the Zoning Board for a variance and he is going to reserve his review until it comes back.

MR. CUOMO: Can we get a recommendation to go to the Zoning Board?

MR. DUBALDI: We gave a recommendation on the zoning change and the zoning change stipulates that you are allowed 30 percent of coverage now you're asking for 63. We never gave a recommendation on 63 percent. We gave a recommendation on a zoning change from whatever it was to P0, now you're asking for a variance which is something on top of that that you are going to have to go to the Zoning Board, obviously. Now, if you want us to give you a recommendation on what we think about 63 percent coverage on a lot.

MR. CUOMO: I'd ask for a recommendation as far as the project as a whole. We've already done that.

MR. DUBALDI: There's a lot of other things on the map that have to be addressed not just coverage I looked on there real quick, I didn't see anything about a dumpster enclosure detail or anything like that so there's a lot of other things that I didn't even look narrowly at that I didn't see needs to be done.

MR. VAN LEEUWEN: Go to the Zoning Board, get that in hand and we'll talk to you when you get back.

RESULTS OF P.B. MEETING

DATE: February 10, 1993

PROJECT NAME: Pizzo, John

PROJECT NUMBER 93-4

LEAD AGENCY: _____

NEGATIVE DEC: _____

PUBLIC HEARING: _____

DISCUSSION:

Check developmental coverage figure
Need copy of agreement w/ signatures

SEND TO ORANGE CO. PLANNING: _____

DISAPPROVED AND REFERRED TO Z.B.A.: YES 2/10/93 NO _____

RETURN TO WORK SHOP: YES _____ NO _____

APPROVED _____ APPROVED CONDITIONALLY _____

NEED NEW PLANS: YES _____ NO _____

REASON FOR NEW PLANS OR CONDITIONS OF APPROVAL: _____



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

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**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

PROJECT NAME: PIZZO SITE PLAN
PROJECT LOCATION: NYS ROUTES 207 AND 300
SECTION 4-BLOCK 1-LOT 11.1
PROJECT NUMBER: 93-4
DATE: 10 FEBRUARY 1993
DESCRIPTION: THE APPLICANTS HAVE SUBMITTED A SITE PLAN FOR AN OFFICE BUILDING FOR THE TRIANGULARLY SHAPED PARCEL SURROUNDED BY THE REFERENCED STATE HIGHWAYS. THE PLAN WAS REVIEWED ON A CONCEPT BASIS ONLY.

1. As the Board may recall, this parcel and the proposed use were before the Planning Board during September 1987 (Project No. 87-61), with the application being forwarded to the Zoning Board of Appeals on 9 September 1987. At that time, the parcel was located in the R-4 Zone and a use variance was required. The application for the use variance was subsequently denied by the Zoning Board of Appeals.

Following the ZBA denial, during 1992, the Applicant successfully petitioned the Town Board for a rezoning from R-4 to PO. The rezoning was adopted by Local Law No. 4-1992.

2. The current application plan depicts a 8,826 square foot two-story office building on the triangular shaped parcel. The "required" bulk information shown on the plan appears correct for the professional office (PO) zoning district; based on the "provided" values indicated, a variance for maximum development coverage is required.

A quick evaluation of the nondeveloped areas depicted on the plan raises question as to the accuracy of the indicated value of 63%. Once the Planning Board is satisfied with the concept layout of the plan, the Board should direct the Applicant to establish accurate values for all proposed bulk table information, such that the appropriate variance(s) can be obtained.

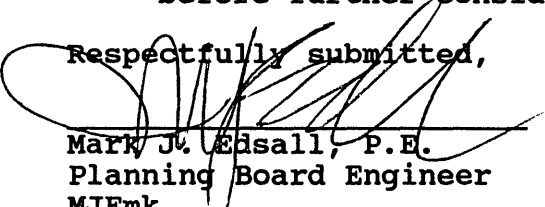
TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

-2-

PROJECT NAME: PIZZO SITE PLAN
PROJECT LOCATION: NYS ROUTES 207 AND 300
SECTION 4-BLOCK 1-LOT 11.1
PROJECT NUMBER: 93-4
DATE: 10 FEBRUARY 1993

3. The plan indicates a building area for a total of 8,826 square feet (4,413 each level). Based on a scaled measurement of the building as depicted, with quick area calculations taken therefrom, the building footprint appears to be 4,600 square feet. This should be clarified prior to submittal of the plan to the ZBA.
4. At the Planning Board Technical Work Session held on 3 February 1993, several detailed questions were brought to the attention of the Applicant and Engineer, which should be addressed prior to the return to the Planning Board, after action of the ZBA. These issues include the following:
 - a. Submittal of a final copy of the agreement between the Town Board and the Applicant, as part of the zoning change.
 - b. Provision of the appropriate number of handicapped parking spaces, in accordance with the State Code.
 - c. Provision of appropriate traffic control signs for the directional traffic pattern shown on the plan.
 - d. Modification of the landscaping and curb radii at the west end of the building, to suit emergency equipment.
 - e. Indication of connections to municipal water and sewer for the project.
 - f. Submittal of a second plan for lighting and landscaping, for the project.
5. Once detailed plans are submitted, additional engineering comments will be provided, as appropriate.
6. After the Board has completed their concept review of the plan, indicating any suggestions to the Applicant with regard to same, it should be noted to the Applicant that variance(s) are required before further consideration can be given to this application.

Respectfully submitted,


Mark J. Eisall, P.E.
Planning Board Engineer
MJEmk
A:PIZZO.mk



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

Pauline G. Townsend
TOWN CLERK

CLERK'S CERTIFICATE

I, PAULINE G. TOWNSEND, Town Clerk of the Town of New Windsor in the County of Orange, State of New York HEREBY CERTIFY that the below extract of the minutes has been compared by me with the Minutes of the Town Board meeting of the Town of New Windsor in the County of Orange, State of New York held on the 15th day of July 1992 and the same is a true and correct transcript therefrom and of the whole thereof so far as the same relates to the subject matter referred to.

IN WITNESS WHEREFORE, I have hereunto set my hand and affixed the corporate seal of said Town, this 11th day of February 1993.

TOWN SEAL


PAULINE G. TOWNSEND, TOWN CLERK
Town of New Windsor

Motion by Councilwoman Fiedelholtz seconded by Councilman Heft that the Town Board of the Town of New Windsor directs Supervisor Green to execute an agreement between JOHN PIZZO and TOWN OF NEW WINDSOR regarding parcel designated as tax map Section 4 - Blk. 1 - Lot 11.1 located at the intersection of NYS Routes 207 and 300, said agreement sets forth certain conditions and maintenance of the parcel owned by JOHN PIZZO.

ROLL CALL: Councilman Finnegan, Aye; Councilman Spignardo, Aye; Councilwoman Fiedelholtz, Aye; Councilman Spignardo, Aye; and Supervisor Green, Naye.

MOTION CARRIED: 4-1

THIS AGREEMENT made the 17th day of June, 1992 by and between the TOWN OF NEW WINDSOR, a municipal corporation having its principal place of business at 555 Union Avenue, New Windsor, New York, 12553, hereinafter referred to as "TOWN", and JOHN PIZZO, Route 17K-53, Newburgh, New York, 12550, hereinafter referred to as "OWNER".

W I T N E S S E T H :

WHEREAS, JOHN PIZZO is the owner of New Windsor tax parcel known and designated as Section 4 - Block 1 - Lot 11.1; and

WHEREAS, OWNER has petitioned the TOWN to change the zoning from R-4 (single-family residential) to PO (professional office); and

WHEREAS, the TOWN is willing to change the zoning of the aforesaid parcel provided certain restrictions are agreed upon to limit the amount of development on the said parcel; and

WHEREAS, OWNER agrees to limit the development and comply with other requests of the TOWN.)

IT IS HEREBY AGREED AS FOLLOWS:

1. OWNER shall grant an easement to the TOWN on the westerly end of the subject parcel that is triangular in shape, approximately 110 ft. in length and approximately 70 ft. wide at the easterly side of the triangle. This easement will grant to the TOWN the right to place monuments, flags or any other items that are deemed appropriate for community purposes, all structures to be in the sole discretion of the Town Board.

2. OWNER, at his own cost and expense, agrees to construct a large flagpole to be placed on the property.

3. OWNER agrees to install a 110 volt electric line out to the parcel and install lighting for the flag and will allow for future lighting of any monuments that are erected on the premises and this shall be accomplished at OWNER'S cost and expense.

4. OWNER agrees that it will be his responsibility to maintain the easement area and shall also maintain all of the lands that are on state right-of-way areas. OWNER agrees to maintain all lawns and gardens on the parcel in a neat, well-trimmed condition and not allow the grass to exceed six (6) inches in length.

5. OWNER agrees that the proposed building height and location of the shrubbery on the premises will be placed on the property in such a way so as to avoid any interference with sight distance for vehicles traveling in a westerly direction on Route 207 to the point of its intersection with Route 300.

6. OWNER agrees that the maximum developmental coverage will not exceed 63% of the total parcel area.

This is to certify that this document is a true copy of same, as filed in my office.

Signed:

Pauline J. Townsend

PATRICIA A. BARNHART
Notary Public, State of New York
No. 01BA4904434
Qualified in Orange County
Commission Expires August 31, 1999.



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 93 - 4

DATE PLAN RECEIVED: FEB - 4 1993

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by
_____ for the building or subdivision of
_____ has been
reviewed by me and is approved ☒ _____,
disapproved ☐ _____.

If disapproved, please list reason _____

HIGHWAY SUPERINTENDENT DATE

Jol B. [Signature] 2-9-93
WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

PUBLIC HEARING - PROPOSED LOCAL LAW
 ZONING MAP CHANGE
 WED., JULY 15, 1992

Sheet 9

Councilman Heft: Basically all we are going to do, if anything, is to give them a zoning that it's possible for him to get some relief on. Whether these Boards give him the relief that he desires is another matter but it is possible.

Supervisor Green: That would give him the relief. Yes, Ted.

Ted Tanner: Another concern that I have, not so much with this property, but I'm a little bit concerned about setting a precedent here. There are lots of pieces of property like this within the Town that are, I call them junk pieces of property, they're kind of left overs from this and that. If we're going to be going through this for each piece of property, that's a real concern. People coming in and saying I have this little piece of property and it's zoned for this and I need to get it changed; maybe we're opening a can of worms here, I don't know.

Supervisor Green: Ted, if everything surrounding what we're referring to as the Pizzo parcel was not in some manner keeping with the change in the zoning, I would say that you might have a valid point. If you're saying that somebody has a sliver lot in an R-1 zone and they say they want this sliver lot rezoned to an R-4, I might agree with you, I might agree with that concept. When you look around and you see J & H Smith, which is obviously the neatest commercial parcel or among the two neatest commercial parcels in the Town of New Windsor. Across the Street, Phil Crotty's office, Sloan's, you've got the entire Industrial Park; the proposal is in keeping with the area. If it wasn't in keeping with the area, Ted, you would have a valid point or I would feel that you would have a valid point. I've got an idea that Mr. Pizzo wouldn't. Mark, do you have anything; Tad?

Town Attorney Seaman: I don't have anything.

Mark Edsall: I think it's all been covered.

Hearing no others wishing to speak, Supervisor Green entertained a motion to close the Public Hearing.

Motion by Councilman Spignardo, seconded by Councilman Heft that the Town Board of the Town of New Windsor close the Public Hearing regarding PROPOSED CHANGE IN ZONING - LANDS OF JOHN PIZZO AT THE INTERSECTION OF ROUTE 207/300 at 8:10 P.M.

Roll Call: All Ayes

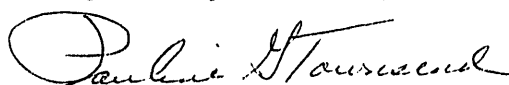
Motion Carried: 5-0

Motion by Councilman Spignardo, seconded by Councilwoman Fiedelholz that the Town Board of the Town of New Windsor adopt a resolution approving the CHANGE IN ZONING - LANDS OF JOHN PIZZO FROM R-4 TO PO at the Intersection of Route 207/300, Local Law No. 4-1992, as per the copy attached to the Minutes Marked No. 1. Also, that the Town Clerk be authorized to advertise same as required by law.

Roll Call: All Ayes

Motion Carried: 5-0

Respectfully submitted,



PAULINE G. TOWNSEND
 TOWN CLERK

PGT:dhk



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

RECEIVED

SEP 22 1997

N.W. HIGHWAY DEPT.

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 93 - 4

DATE PLAN RECEIVED: RECEIVED SEP 19 1997

The maps and plans for the Site Approval ☒
Subdivision _____ as submitted by
_____ for the building or subdivision of
_____ has been
reviewed by me and is approved ☒
disapproved ☐

If disapproved, please list reason _____

W. James O'Leary 9/22/97
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 93 - 4

DATE PLAN RECEIVED: RECEIVED SEP 19 1997

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of

Pizzo _____ has been

reviewed by me and is approved ☒ _____

disapproved _____

~~If disapproved, please list reason~~ _____

To bring water to this property would
require boring under a 3 lane highway -

Owner should consider a well -

HIGHWAY SUPERINTENDENT _____ DATE _____

John D. ... WATER SUPERINTENDENT _____ DATE 9-23-97

SANITARY SUPERINTENDENT _____ DATE _____



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

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Milford, Pennsylvania 18337
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PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF

New Windsor

P/B #

93-4

WORK SESSION DATE:

17 SEPT 97

APPLICANT RESUB.

REQUIRED:

New Plans

REAPPEARANCE AT W/S REQUESTED:

No

PROJECT NAME:

Pizzo

PROJECT STATUS: NEW

OLD

X

REPRESENTATIVE PRESENT:

PVC

MUNIC REPS PRESENT:

BLDG INSP.

X PH.

FIRE INSP.

X

ENGINEER

X

PLANNER

P/B CHMN.

OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- need conc spw detail

- new vs old contours

Contours removed up



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 93 - 4

DATE PLAN RECEIVED: RECEIVED SEP 4 1997 *Rev 3*

The maps and plans for the Site Approval ☒

Subdivision _____ as submitted by

_____ for the building or subdivision of

_____ has been

reviewed by me and is approved ☒

disapproved _____.

If disapproved, please list reason _____

[Signature] 9/5/97
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 93 - 4

DATE PLAN RECEIVED: RECEIVED SEP 4 1997 Rev 3

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of

Pizz

_____ has been

reviewed by me and is approved ✓

disapproved

If disapproved, please list reason _____

Water is available in this Area

HIGHWAY SUPERINTENDENT DATE

Steve D. D'Amico
WATER SUPERINTENDENT

9-15-97
DATE

SANITARY SUPERINTENDENT DATE

MEMO

To: New Windsor Planning Board

From: Town Fire Inspector

Subject: Pizzo Site Plan

Date: 9 September 1997

Planning Board Reference Number: PB-93-4


Dated: 4 September 1997

Fire Prevention Reference Number: FPS-97-047

A review of the above referenced subject site plan was conducted on 5 September 1997.

This site plan is acceptable.

Plans Dated: 1 September 1997 Revision 2



Robert F. Rodgers, C.C.A.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

93 - 4

TOWN/VILLAGE OF New Windsor

P/B # 93 - 4

WORK SESSION DATE: 3 Sept 97

APPLICANT RESUB.
REQUIRED: new plans

REAPPEARANCE AT W/S REQUESTED: No

PROJECT NAME: Pizzo

PROJECT STATUS: NEW _____ OLD X

REPRESENTATIVE PRESENT: PVC

MUNIC REPS PRESENT: BLDG INSP. around
FIRE INSP. X
ENGINEER X
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

pass A

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- slopes etc of piping now shown (ck)

- add owner and ME signs

Next avail agenda
after plans



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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WILLIAM J. HAUSER, P.E.
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New Windsor, New York 12553
(914) 562-8640
- ☐ Branch Office
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF

New Windsor

P/B #

94-3

WORK SESSION DATE:

20 Aug 97

APPLICANT RESUB.
REQUIRED:

REAPPEARANCE AT W/S REQUESTED:

yes

new plans
later

PROJECT NAME:

Pizzo

PROJECT STATUS: NEW

OLD

X

REPRESENTATIVE PRESENT:

PVC

MUNIC REPS PRESENT:

BLDG INSP.

around

FIRE INSP.

X

ENGINEER

X

PLANNER

P/B CHMN.

OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- in process of designing piping sizes.

disc grades & capacity

- fax PVC 567-0064 N-12 info

- no less than .5% slope

- add one way @ 207 exit + one
opposite exit.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor

P/B # 98-5

WORK SESSION DATE: 6 Aug 97

APPLICANT RESUB.
REQUIRED:

REAPPEARANCE AT W/S REQUESTED: Yes

PROJECT NAME: Pizzo

PROJECT STATUS: NEW OLD

REPRESENTATIVE PRESENT: PVC

MUNIC REPS PRESENT: BLDG INSP. Vae
FIRE INSP. X
ENGINEER X
PLANNER
P/B CHMN.
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- pipes still show 5% - give inverts
- add one way + ONE signs
3 one
- add one way left turn of Gr 207 exit



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**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

(TOWN/VILLAGE OF New Windsor P/B # 93-X
WORK SESSION DATE: 16 July 1997 APPLICANT RESUB.
REAPPEARANCE AT W/S REQUESTED: Yes REQUIRED: Yes
PROJECT NAME: Pirzo
PROJECT STATUS: NEW _____ OLD _____
REPRESENTATIVE PRESENT: PVC
MUNIC REPS PRESENT: BLDG INSP. and
FIRE INSP. X
ENGINEER X
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- diminishing back on
- ck grades storm water
show elev @ Pirzo outlet, elevs of
swale relative to DOT pipe inlet inv.
show all C/B grades/elevs (rm: inv)
- HDP E instead of CIP
- landscaping - not so rigid -
more around - natural appearance.



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PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor P/B # -
WORK SESSION DATE: 18 Jun 97 APPLICANT RESUB.
REAPPEARANCE AT W/S REQUESTED: Yes REQUIRED:
PROJECT NAME: Pizzo
PROJECT STATUS: NEW OLD
REPRESENTATIVE PRESENT: PVC
MUNIC REPS PRESENT: BLDG INSP.
FIRE INSP. Bob
ENGINEER X
PLANNER
P/B CHMN.
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- Add all dimensions back onto plan -
- Do landscaping better -
 - variety
 - break up spacing
 - around dumpster
- drainage - pipe to 4/8 with HDPE

4MJE91 pbwsform



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PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor P/B # 93-4
WORK SESSION DATE: 4 June 97 APPLICANT RESUB.
REAPPEARANCE AT W/S REQUESTED: Yes REQUIRED: _____
PROJECT NAME: Pino S/P
PROJECT STATUS: NEW _____ OLD X
REPRESENTATIVE PRESENT: PVC
MUNIC REPS PRESENT: BLDG INSP. around
FIRE INSP. Bob
ENGINEER X
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- disc expanded plan -
 - disc 4" copper wire - not needed to replace
 - add ft candle to plan survey
 - elim dead light spot @ end.
 - sheet 1 not finished - add all dimensions
 - landscape not adequate, especially around
 - ck new vs old S/P disputed end.
 - C/B needed on site & connect to
state to east.
- (PLAN) STILL NEEDS WORK)

4MJ91 pbwsform



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 93 - 4

DATE PLAN RECEIVED: RECEIVED MAR 13 1997

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of

Pizzo _____ has been

reviewed by me and is approved ☒ _____,

disapproved ☐ _____.

~~If disapproved, please list reason~~ _____

Town water is across Rt 207 - 3 lane highway -
a bore is required in order to bring water to
Property -

HIGHWAY SUPERINTENDENT _____ DATE _____

Steve D. D'Amico March 3-21-97
WATER SUPERINTENDENT _____ DATE _____

SANITARY SUPERINTENDENT _____ DATE _____

MEMO

To: New Windsor Planning Board

From: Town Fire Inspector

Subject: Pizzo Site Plan

Date: 20 March 1997

Planning Board Reference Number: PB-93-4

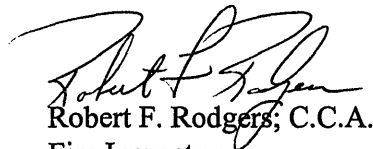
Dated: 13 March 1997

Fire Prevention Reference Number: FPS-97-013

A review of the above referenced subject site plan was conducted on 20 March 1997.

This site plan is acceptable.

Plans Dated: 3 December 1996 Revision 8



Robert F. Rodgers; C.C.A.
Fire Inspector

RFR/dh



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

RECEIVED

MAR 21 1997

N.W. HIGHWAY DEPT

PLANNING BOARD FILE NUMBER: 93-4

DATE PLAN RECEIVED: RECEIVED MAR 13 1997

The maps and plans for the Site Approval ✓

Subdivision _____ as submitted by
_____ for the building or subdivision of
_____ has been

reviewed by me and is approved ✓
disapproved _____

If disapproved, please list reason _____

James D. [Signature] 3/21/97
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

**Zoning Board of Appeals
Regular Session
February 24, 1997**

REVISED AGENDA:

7:30 p.m. - ROLL CALL

Motion to accept minutes of the 01/27/97 meeting as written if available.

PRELIMINARY MEETING:

*SET UP
FOR P/H*

1. PELLEGRINO, JOHN - Request for construction of 6 ft. chain link fence in variation of Section 48-14C(1)(c)[1] wherein a fence cannot project closer to road than principal building at 1123 Route 207 in an R-1 zone. (52-1-6).

*SET UP
FOR P/H*

2. LAMARTERE, CHARLES P. - Request for 3 ft. rear yard variance for existing shed in variation of Sec. 48-14A(1)(b) of the Supp. Yard Regs. at 28 Jay Street in an R-4 zone. (41-3-2.41).

MYRA - CK PAPERS IN FILE

*SET UP
FOR P/H*

3. MANS BROS. REALTY - Referred by Planning Board for interpretation and/or verification of uses as A-16, B-10 and possibly A-21 based on bulk tables shown area type variances. Refer to Notice of Disapproval. Present: Paul V. Cuomo, P.E. (70-1-3).

PUBLIC HEARINGS:

APPROVED

4. PIZZO, JOHN - Request for 27% developmental coverage and 10 ft. variance for facade sign in order to construct a professional office on N/S Route 207 in a PO zone. Present: Paul V. Cuomo, P. E. (4-1-11.1).

APPROVED

5. NUCIFORE, THOMAS C. - Request for 8 ft. rear yard variance for existing shed at 77 Creamery Drive in a CL-1 zone. (78-7-3).

NO SHOW

6. VGR/POUGHKEEPSIE SAVINGS BANK-Request for variance for additional facade sign in variation of Section 48-18H(1)(b)[1] of the Supp. Sign Regulations, for bank located at Price Choppers Supermarket in Vails Gate in a C zone. Present: Tom Walsh of Sign Language. (69-1-6).

* * * *

ELECTION OF OFFICERS.

Formal Decisions:

PAT - 563-4630 (O)



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PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF

New Windsor

P/B #

93-4
96-20

WORK SESSION DATE:

6 Nov 96

APPLICANT RESUB.
REQUIRED:

Yes

REAPPEARANCE AT W/S REQUESTED:

Yes

PROJECT NAME:

Pizzo

PROJECT STATUS: NEW

OLD

X

REPRESENTATIVE PRESENT:

PVC

MUNIC REPS PRESENT: BLDG INSP.

YAC

FIRE INSP.

X

ENGINEER

X

PLANNER

P/B CHMN.

OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

discuss 60° angled Pkg and

size 10x20 -

- aisle width per Graphic Standards

- make sure # pkg spaces OK.

4MJE91 pbwsform



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PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor P/B # 93 - 4
WORK SESSION DATE: 4 Dec 96 APPLICANT RESUB.
REAPPEARANCE AT W/S REQUESTED: Yes REQUIRED: Yes.
PROJECT NAME: Pi220
PROJECT STATUS: NEW _____ OLD ✓
REPRESENTATIVE PRESENT: PVC
MUNIC REPS PRESENT: BLDG INSP. Parker Conn
FIRE INSP. X
ENGINEER X
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- desc revisions to plan -
- ^{Paul} gave me copy of tables he is using
from architectural studs.
- still needs variance -

Mike to review plan and contact PVC

4MJE91 pbwsform

MEMO

FROM:

TOWN OF NEW WINDSOR
Water Storage and Distribution

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12550
(914) 561-8510

TO: PLANNING BOARD
..... TOWN OF NEW WINDSOR
.....

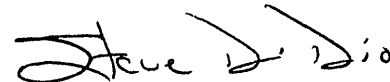
NOVEMBER 4, 1996

TO WHOM IT MAY CONCERN;

RE: File # 93.4 and SBL 4-1-11.1 of the site plan.

The water main is located on the opposite side of Route 207. In order to bring town water to this property, a bore must be made. This bore would have to cross a three-lane highway.

If this would create a problem for the builder, please state so.



Camo Pollution

Water Dept.

11/4/96

cc: P. Cuomo
M. Edsall

MEMO

To: Town Planning Board

From: Town Fire Inspector

Subject: Pizzo Site Plan

Date: 23 October 1996

Planning Board Reference Number: PB-93-4

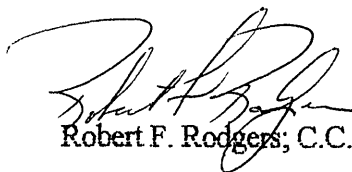
Dated: 17 October 1996

Fire Prevention Reference Number: FPS-96-053

A review of the above referenced subject site plan was conducted on 21 October 1996.

This site plan is acceptable.

Plans Dated: 17 October 1996.



Robert F. Rodgers; C.C.A.

RFR/dh



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

RECEIVED

OCT 18 1996

N.W. HIGHWAY DEPT.

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 93-4

DATE PLAN RECEIVED: RECEIVED OCT 17 1996

The maps and plans for the Site Approval ✓

Subdivision _____ as submitted by

_____ for the building or subdivision of

_____ has been

reviewed by me and is approved ✓

disapproved _____.

If disapproved, please list reason _____

W. J. Sullivan 10/18/96
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



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PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF

New Windsor

P/B #

93 - X

WORK SESSION DATE:

16 Oct 96

APPLICANT RESUB.

REQUIRED:

New Plans.

REAPPEARANCE AT W/S REQUESTED:

Not now

PROJECT NAME:

Pizzo S/P

PROJECT STATUS:

NEW

OLD

REPRESENTATIVE PRESENT:

Pal - Pizzo

MUNIC REPS PRESENT:

BLDG INSP. awd

FIRE INSP. Rich.

ENGINEER X

PLANNER

P/B CHMN.

OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- only need 2 or 3 spaces

front 39' proposed

lot width actually - 200+/-

compute exact lot cov #

- add bldg size.

- return plan to P/B after ZBA

1) landscaping schedule

2) lighting

directional traffic
3) extra signs

- show curb on property.

4) business sign

- show 1' curb to property line if possible

- show

- disc signs (code)

agenda ASAP

4MJ91 pbwsform

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board
FROM: Town Fire Inspector
DATE: 8 February 1993
SUBJECT: Pizzo Site Plan


PLANNING BOARD REFERENCE NUMBER: PB-93-4
DATED: 4 February 1993

FIRE PREVENTION REFERENCE NUMBER: FPS-93-006

A review of the above referenced subject site plan was conducted on 8 February 1993.

It is my understanding that this plan is to be submitted to the Zoning Board for a variance. I will reserve my review of this project, pending the Zoning Board's review. There are items which were discussed at the last workshop secession that need to be added and adjusted to the plan.

PLANS DATED: December 1990.


Robert F. Rodgers; ECA
Fire Inspector

RFR:mr
Att.

2/8/93 @



McGOEY, HAUSER and EDSALL
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PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

give new #

TOWN/VILLAGE OF New Windsor

P/B # 93 - 4

WORK SESSION DATE: 3 FEB 93

APPLICANT RESUB.
REQUIRED:

REAPPEARANCE AT W/S REQUESTED: _____

PROJECT NAME: P. 220.

PROJECT STATUS: NEW X OLD _____

REPRESENTATIVE PRESENT: PVC John P.

MUNIC REPS PRESENT: BLDG INSP. X
FIRE INSP. X
ENGINEER X
PLANNER _____
P/B CHMN. _____
OTHER (Specify) John P. 220/PVC

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

MYRA

PO Zone — Area variance req'd —
Get me a copy of zoning agreement
between Piro and Town Board executed
as part of zone change

*notes
re
reference*

- DOT for cuts - only 20' req'd
- signs for traffic control - provide schedule
- water & sewer
- lighting & landscape plan.

turning rad. @ inside - decrease planter size.
Close out 87-61 start new 93 file

4MJE91 pbwsform



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PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

with get new file
(close out old #)

TOWN/VILLAGE OF

New Windsor

P/B # 93 - 4

WORK SESSION DATE:

4 AUG '92

APPLICANT RESUB.
REQUIRED:

REAPPEARANCE AT W/S REQUESTED: Not now

New Full App

PROJECT NAME:

Pizzo Site Plan

PROJECT STATUS:

NEW

OLD

REPRESENTATIVE PRESENT:

PVC, Martin, John Pizzo

MUNIC REPS PRESENT:

BLDG INSP.

Enty

FIRE INSP.

Bob

ENGINEER

X

PLANNER

P/B CHMN.

OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

→ New File - New Application

- fix on size

- clean up radii - rec curb & s/w.

- define pkg. better - curb to protect bldg.

- pkg calc already shown 10/office

Ask
App 10/office + 1/200

- to DOT ASAP

- INTEND TO GO TO ZBA

- locate Smith driveway

- setback for sign - may need variance (15' req'd.)



93-4 - AMENDING
TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

"XX"

APPLICATION TO:
TOWN OF NEW WINDSOR PLANNING BOARD

17 TYPE OF APPLICATION (check appropriate item):

Subdivision _____ Lot Line Chg. _____ Site Plan ☒ Spec. Permit _____

1. Name of Project TWO STORY OFFICE BUILDING
2. Name of Applicant JOHN PIZZO Phone 561-2919
Address 53 17K NEWBURGH NY 12550
(Street No. & Name) (Post Office) (State) (zip)
3. Owner of Record JOHN PIZZO Phone 561-2919
Address 53 17K NEWBURGH NY 12550
(Street No. & Name) (Post Office) (State) (zip)
4. Person Preparing Plan CUOMO ENGINEERING
Address STEWART INT. AIRPORT NY 12553
(Street No. & Name) (Post Office) (State) (zip)
5. Attorney — Phone —
Address —
(Street No. & Name) (Post Office) (State) (zip)
6. Person to be notified to represent applicant at Planning Board Meeting PAUL CUOMO Phone 567-0063
(Name)
7. Project Location: On the NORTH side of NY S 300
BETWEEN TWO LGS OF ROUTE (street)
feet 207 of 207
(direction) (street)
8. Project Data: Acreage of Parcel 0.785 Zone P.O.
School Dist. NEWBURGH
9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Y _____ N X

If you answer "yes" to question 9, please complete the attached Agricultural Data Statement.

10. Tax Map Designation: Section 4 Block 1 Lot 11.1

11. General Description of Project: PROJECT WILL
BE A TWO STORY OFFICE BUILDING
WITH TWO PROFESSIONAL OFFICES AND APPROPRIATE
PARKING

12. Has the Zoning Board of Appeals granted any variances for this property? yes NO no.

13. Has a Special Permit previously been granted for this property? yes NO no.

ACKNOWLEDGEMENT:

If this acknowledgement is completed by anyone other than the property owner, a separate notarized statement from the owner must be submitted, authorizing this application.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application and supporting documents and drawings are true and accurate to the best of his/her knowledge and/or belief. The applicant further acknowledges responsibility to the Town for all fees and costs associated with the review of this application.

Sworn before me this

2 day of October 1996

[Signature]
Applicant's Signature

[Signature]
Notary Public DL

MARY ANN NOTALING
Notary Public, State of New York
No. 01HO5062877
Qualified in Orange County
Commission Expires July 8, 1998

TOWN USE ONLY:

Date Application Received

Application Number

PROJECT I.D. NUMBER

617.21

SEQR

Appendix C

State Environmental Quality Review
SHORT ENVIRONMENTAL ASSESSMENT FORM
 For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR JOHN PIZZO	2. PROJECT NAME TWO STORY OFFICE BLDG
3. PROJECT LOCATION: Municipality TOWN OF NEW WINDSOR County ORANGE	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) ROUTE 300 AND ROUTE 207	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: 2 STORY BUILDING WITH TWO OFFICES	
7. AMOUNT OF LAND AFFECTED: Initially 24873 SF acres Ultimately 34873 acres SF	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency(s) and permit/approvals: NEW WINDSOR PLANNING BOARD	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: JOHN PIZZO Date: 10/2/WED/96 Signature: _____	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

PART II—ENVIRONMENTAL ASSESSMENT. (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 8 NYCRR, PART 817.12? If yes, coordinate the review process and use the FULL EAF.
☐ Yes ☐ No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 8 NYCRR, PART 817.6? If No, a negative declaration may be superseded by another involved agency.
☐ Yes ☐ No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal potential for erosion, drainage or flooding problems? Explain briefly:

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:

D. IS THERE OR IS THERE LIKELY TO BE CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?
☐ Yes ☐ No If Yes, explain briefly

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope, and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

- ☐ Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- ☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide on attachments as necessary, the reasons supporting this determination:

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from responsible officer)

Date

93 - 4

PROXY STATEMENT
for submittal to the
TOWN OF NEW WINDSOR PLANNING BOARD

JOHN PIZZO, deposes and says that he
resides at 53 17 K, NEWBURGH N.Y.
(Owner's Address)
in the County of ORANGE
and State of N.Y.
and that he is the owner in fee of SECT 4 BK 1 Lot 11.1

which is the premises described in the foregoing application and
that he has authorized Q L O M O ENGINEERING
to make the foregoing application as described therein.

Date: 02/03/93.

[Signature]
(Owner's Signature)

[Signature]
(Witness' Signature)

THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF
THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT
AND/OR OWNER AT THE MEETINGS.

TOWN OF NEW WINDSOR PLANNING BOARD
SITE PLAN CHECKLIST

ITEM

- | | |
|---|---|
| 1. <input checked="" type="checkbox"/> Site Plan Title | 29. <input checked="" type="checkbox"/> Curbing Locations |
| 2. <input checked="" type="checkbox"/> Applicant's Name(s) | 30. <input checked="" type="checkbox"/> Curbing Through |
| 3. <input checked="" type="checkbox"/> Applicant's Address(es) | Section |
| 4. <input checked="" type="checkbox"/> Site Plan Preparer's Name | 31. <input checked="" type="checkbox"/> Catch Basin Locations |
| 5. <input checked="" type="checkbox"/> Site Plan Preparer's Address | 32. <input checked="" type="checkbox"/> Catch Basin Through |
| 6. <input checked="" type="checkbox"/> Drawing Date | Section |
| 7. <input checked="" type="checkbox"/> Revision Dates | 33. <input checked="" type="checkbox"/> Storm Drainage |
| 8. <input checked="" type="checkbox"/> AREA MAP INSET | 34. <input checked="" type="checkbox"/> Refuse Storage |
| 9. <input checked="" type="checkbox"/> Site Designation | 35. <input checked="" type="checkbox"/> Other Outdoor Storage |
| 10. <input checked="" type="checkbox"/> Properties Within 500 Feet | 36. <input checked="" type="checkbox"/> Water Supply |
| of Site | 37. <input checked="" type="checkbox"/> Sanitary Disposal Sys. |
| 11. <input checked="" type="checkbox"/> Property Owners (Item #10) | 38. <input checked="" type="checkbox"/> Fire Hydrants |
| 12. <input checked="" type="checkbox"/> PLOT PLAN | 39. <input checked="" type="checkbox"/> Building Locations |
| 13. <input checked="" type="checkbox"/> Scale (1" = 50' or lesser) | 40. <input checked="" type="checkbox"/> Building Setbacks |
| 14. <input checked="" type="checkbox"/> Metes and Bounds | 41. <input checked="" type="checkbox"/> Front Building |
| 15. <input checked="" type="checkbox"/> Zoning Designation | Elevations |
| 16. <input checked="" type="checkbox"/> North Arrow | 42. <input checked="" type="checkbox"/> Divisions of Occupancy |
| 17. <input checked="" type="checkbox"/> Abutting Property Owners | 43. <input checked="" type="checkbox"/> Sign Details |
| 18. <input checked="" type="checkbox"/> Existing Building Locations | 44. <input checked="" type="checkbox"/> BULK TABLE INSET |
| 19. <input checked="" type="checkbox"/> Existing Paved Areas | 45. <input checked="" type="checkbox"/> Property Area (Nearest |
| 20. <input checked="" type="checkbox"/> Existing Vegetation | 100 sq. ft.) |
| 21. <input checked="" type="checkbox"/> Existing Access & Egress | 46. <input checked="" type="checkbox"/> Building Coverage (sq. |
| | ft.) |
| <u>PROPOSED IMPROVEMENTS</u> | 47. <input checked="" type="checkbox"/> Building Coverage (%) |
| 22. <input checked="" type="checkbox"/> Landscaping | of Total Area) |
| 23. <input checked="" type="checkbox"/> Exterior Lighting | 48. <input checked="" type="checkbox"/> Pavement Coverage (Sq. |
| 24. <input checked="" type="checkbox"/> Screening | Ft.) |
| 25. <input checked="" type="checkbox"/> Access & Egress | 49. <input checked="" type="checkbox"/> Pavement Coverage (%) |
| 26. <input checked="" type="checkbox"/> Parking Areas | of Total Area) |
| 27. <input checked="" type="checkbox"/> Loading Areas | 50. <input checked="" type="checkbox"/> Open Space (Sq. Ft.) |
| 28. <input checked="" type="checkbox"/> Paving Details | 51. <input checked="" type="checkbox"/> Open Space (%) of Total |
| (Items 25-27) | Area) |
| | 52. <input checked="" type="checkbox"/> No. of Parking Spaces |
| | Proposed. |
| | 53. <input checked="" type="checkbox"/> No. of Parking |
| | Required. |

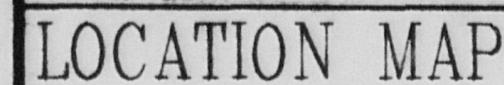
This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The Site Plan has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By: Paul V. Brown
Licensed Professional

Date: Feb 3, 1993



ZONING REQUIREMENTS			
DISTRICT PD - PROFESSIONAL OFFICE			
SECTION 4 ,BLOCK 1 ,LOT 111			
ITEM	REQUIRED	PROPOSED	ZBA
LOT AREA	15,000 S.F.	34,675.5 S.F.	N/A
LOT WIDTH	100'	200'	N/A
FRONT YARD	35'	39'	N/A
SIDE YARD	15'	N/A	N/A
BOTH SIDES	30'	N/A	N/A
REAR YARD	40'	N/A	N/A
FRONTAGE	60'	1,141.56	N/A
MAX. BLDG. HGT.	35'	34'	N/A
FLOOR AREA RATIO	N/A	N/A	N/A
LOT COVERAGE	30%	57%	✗

PARKING REQUIREMENTS	
REQUIRED PARKING:	
10 PER OFFICE - 2 OFFICES = 20 SPACES REQ'D	
PROPOSED PARKING:	
20 SPACE INCLUDING 1 HANDICAPP	

GENERAL INFORMATION

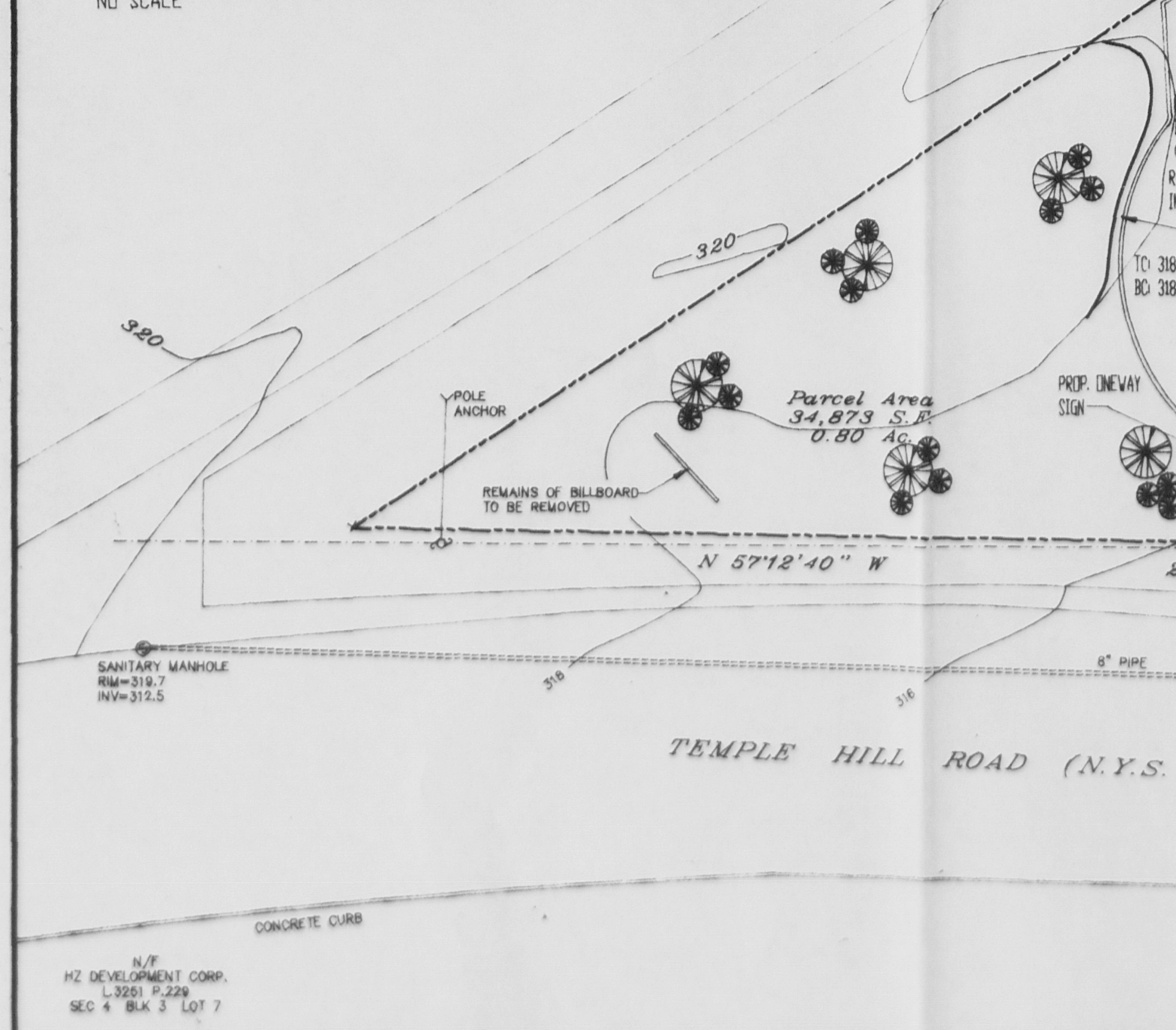
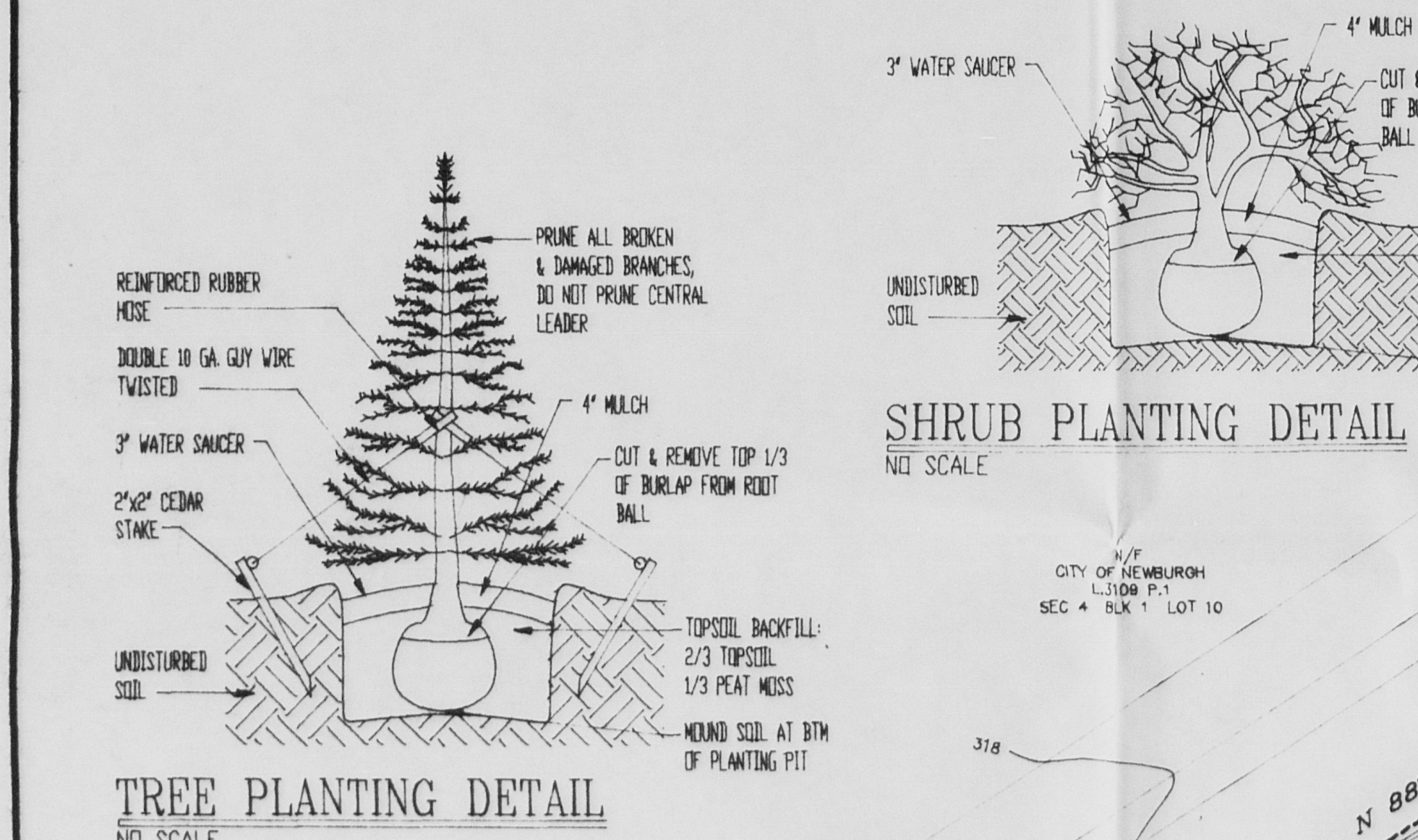
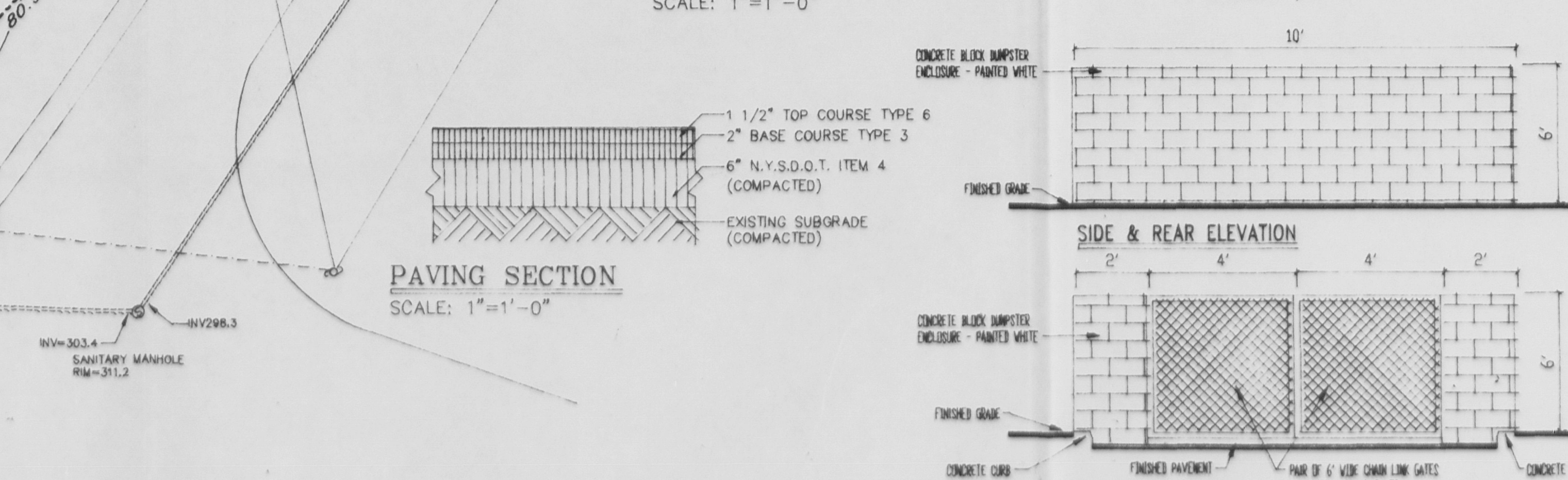
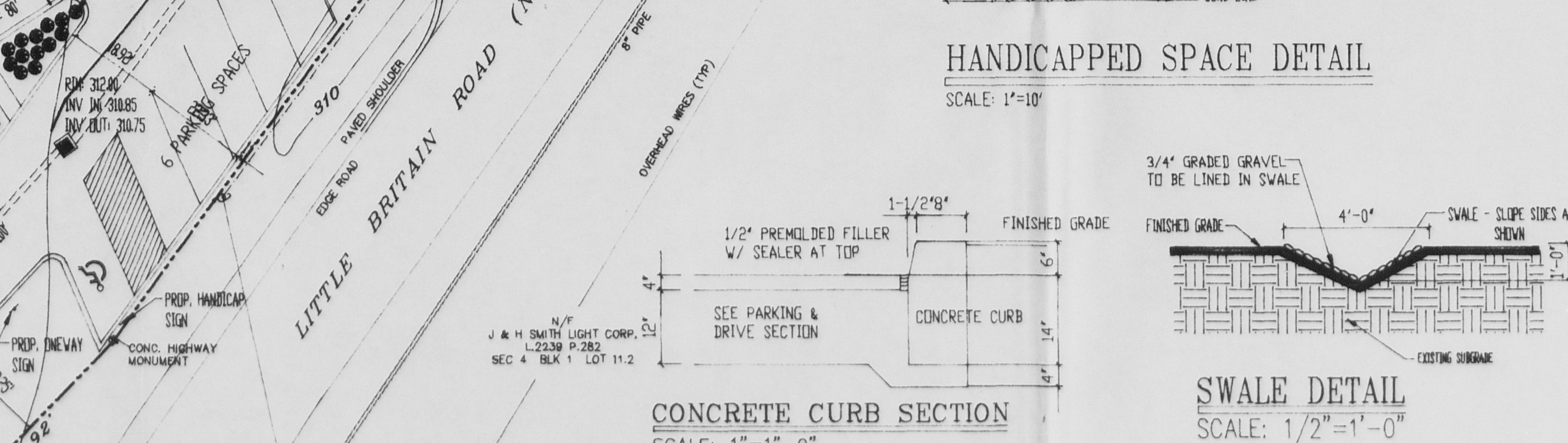
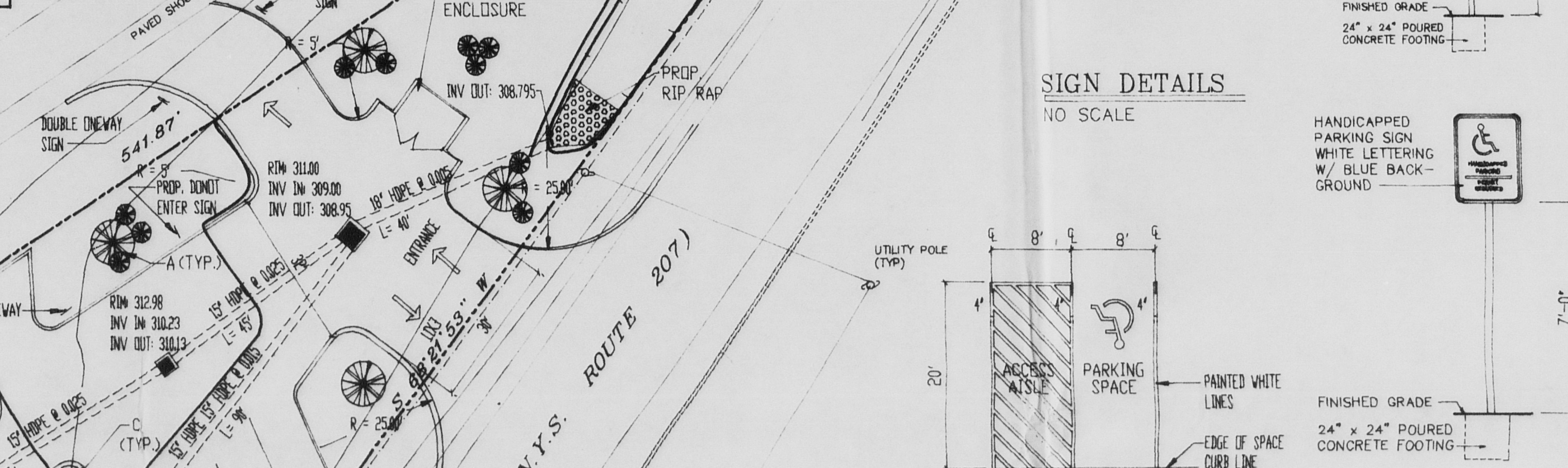
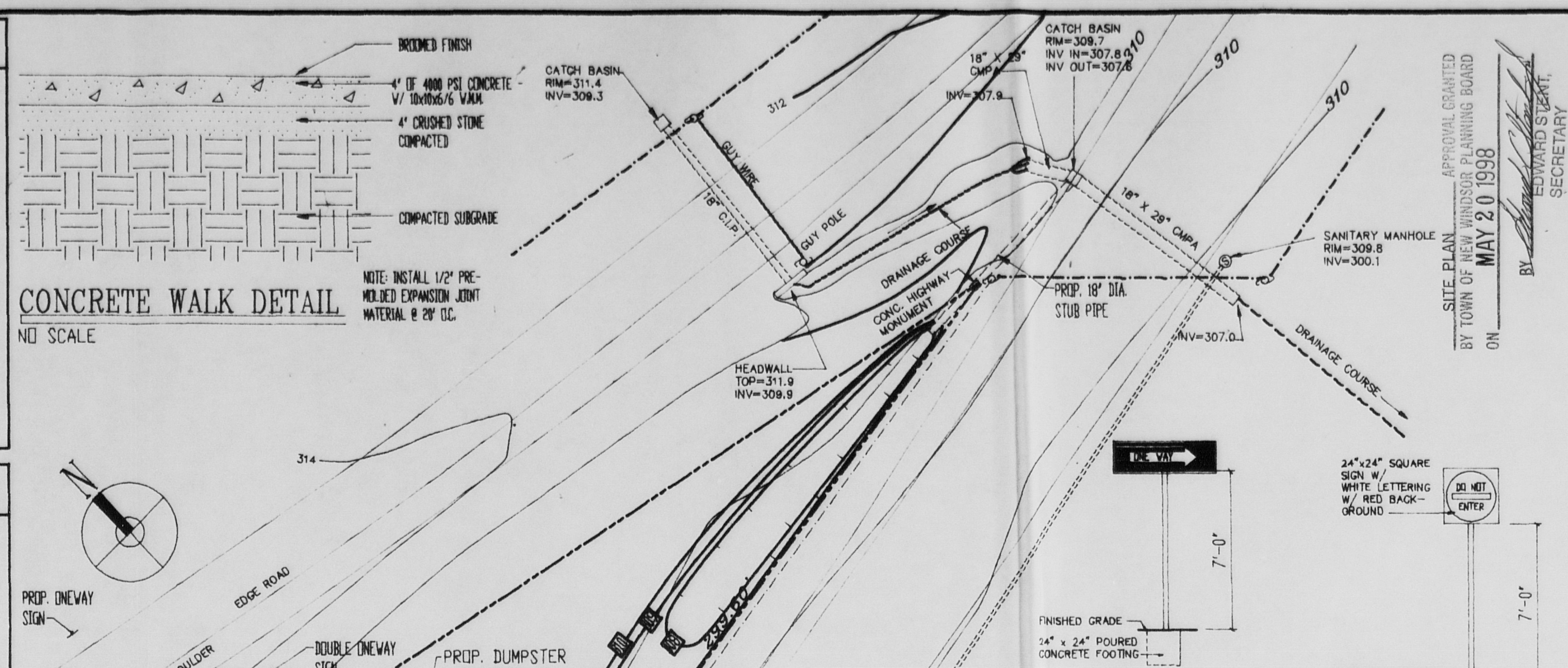
1. RECORD OWNER & APPLICANT:
JOHN PIZZO
ROUTE 17K
NEWBURGH, N.Y. 12550
2. BOUNDARY SURVEY & TOPO INFORMATION PROVIDED BY:
GREVAS & HILDRETH, P.C.
33 QUASSAICK AVENUE
NEW WINDSOR, N.Y. 12553
3. DEED REFERENCE:
LIBER 1943, PAGE 386

NOTE:

* A 27% LOT COVERAGE VARIANCE GRANTED ON
2/24/97

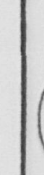
A SIGN VARIANCE WAS GRANTED ON 2/24/97 FOR
A 2'(H) X 20'(W) SIGN

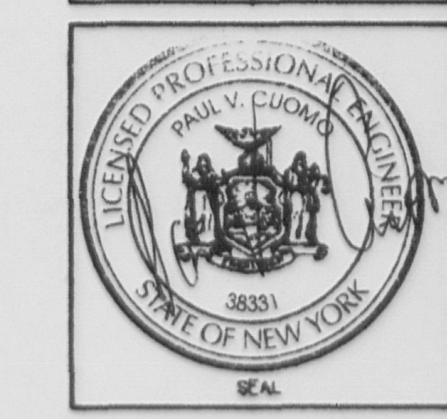
PLANTING SCHEDULE			
BOTANICAL NAME	COMMON NAME	QTY	HGT
A. BETULA PAPIYIFERS	PAPER BIRCH	10	5'
B. MISTELLATA	STAR MAGNOLIA	28	5'
C. AZALEA STEWARTSONIAN	AZELES	13	24"



NOTE:
THIS PLAN IS COPYRIGHTED
UNAUTHORIZED ALTERATION
TO THIS PLAN IS A VIOLATION
OF SECTION 7209(2) OF THE
NEW YORK STATE EDUCATION
LAW.

DATE	ISSUANCE		BY
7-98	WORKSHOP COMM.		P.V.C.
11-97	WORKSHOP COMM.		P.V.C.
8-14-97	PLANNING BR. COMM.		D.D.
4-17-97	WORKSHOP COMM.		D.D.
12-97	WORKSHOP COMM.		D.D.
7-11-97	WORKSHOP COMM.		P.V.C.
DATE	REVISIONS		BY

 CUOMO ENGINEERING	STEWART INTERNATIONAL AIRPORT, NEW WINDSOR, N.Y. 12553 (914) 567-0063
PROJECT TITLE PIZZO SITE PLAN ROUTE 300 & 207	SHEET TITLE SITE PLAN, LANDSCAPING PLAN, & DETAILS



DATE	6-4-97
DRAWN BY:	D.D.
CHECKED BY:	P.V.C.
SCALE:	AS NOTED
PROJECT NO.:	96373

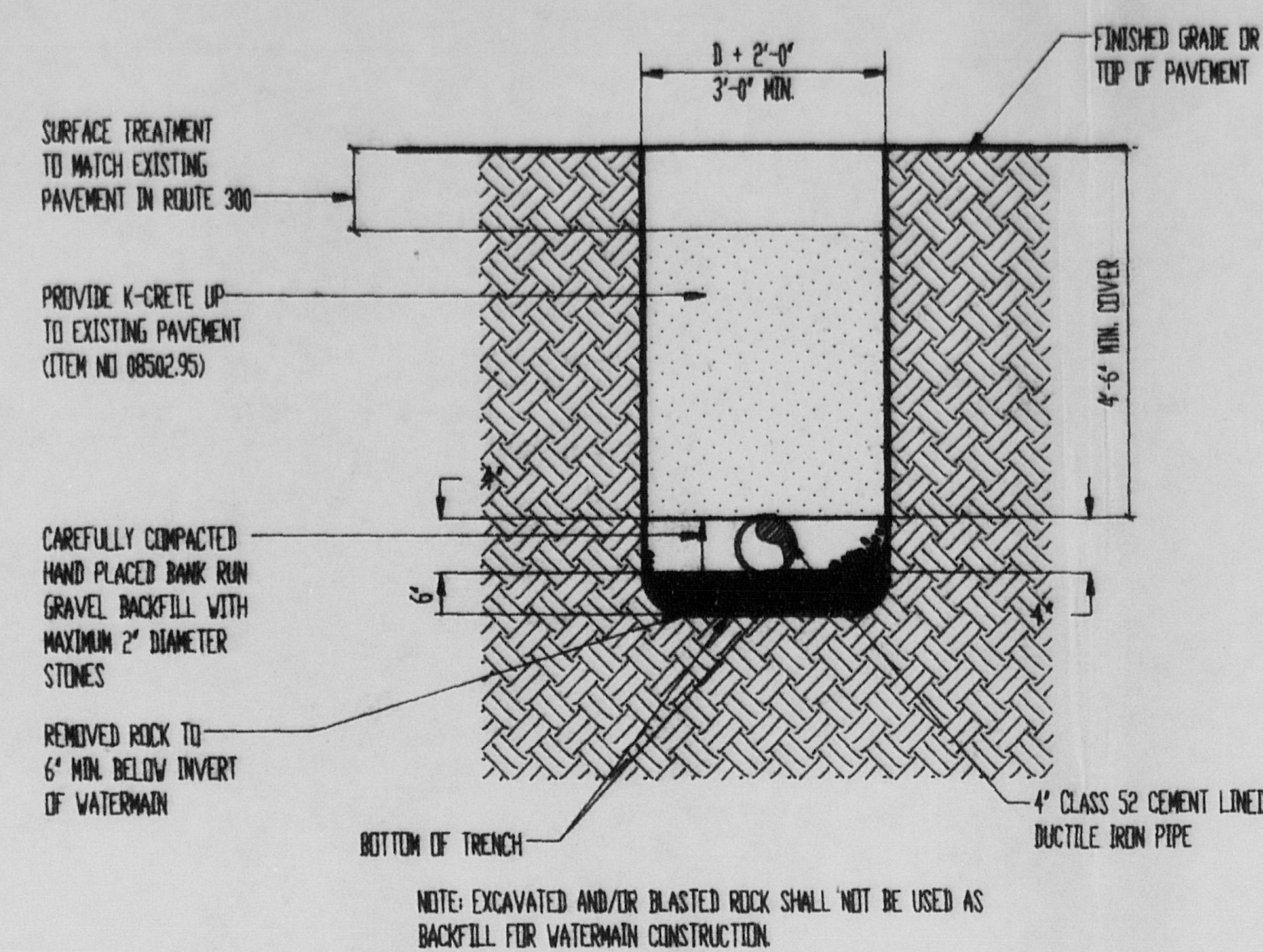
SP-1

SHEET 1 of 3

RECOMMENDED / REQUIRED MATERIAL LIST

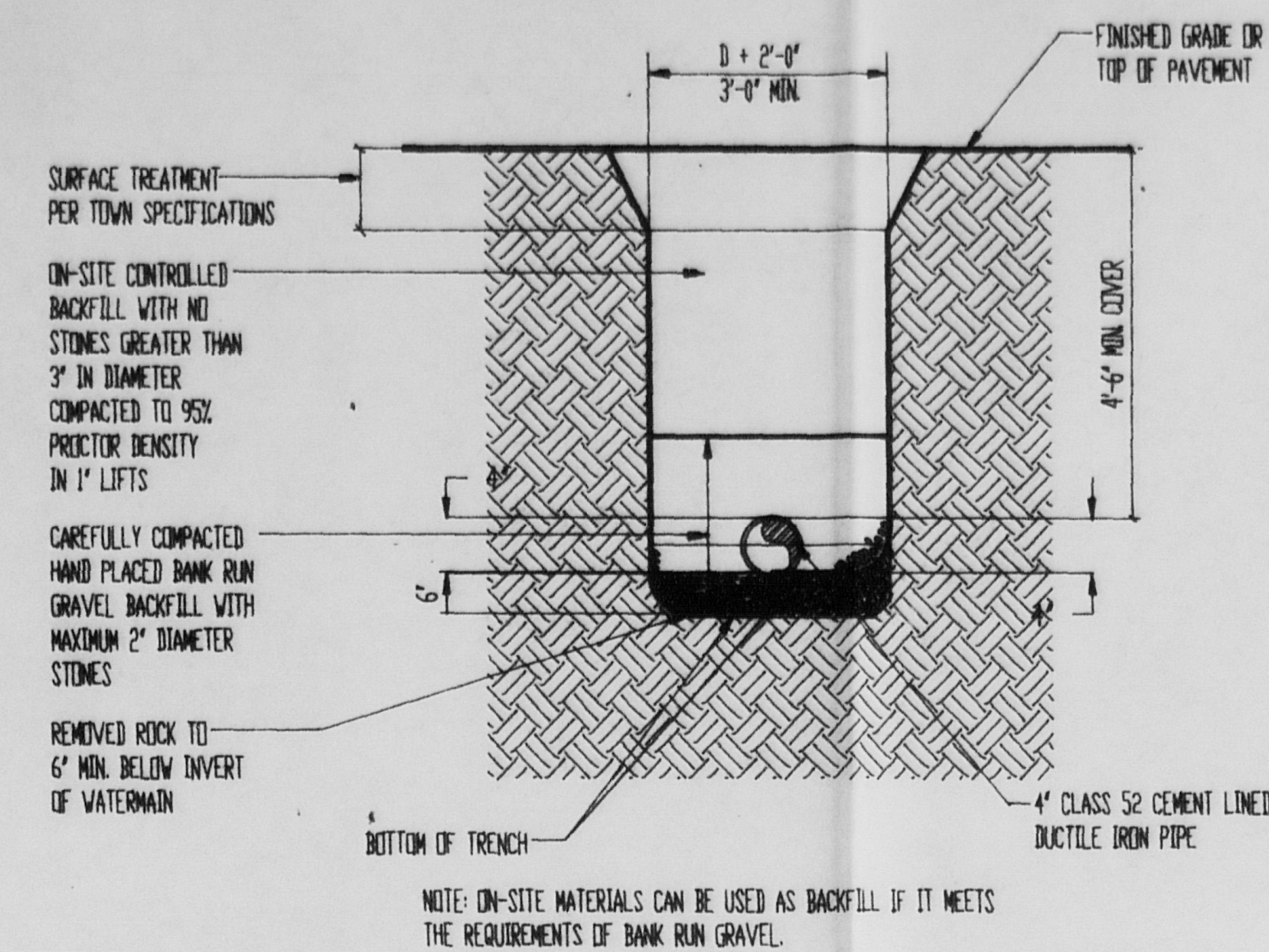
ITEM	MODEL \ ITEM NUMBER
TAPPING SLEEVE	MUELLER H-615 OR EQUAL
TAPPING VALVE	MUELLER H-667 OR EQUAL
GATE VALVES	MUELLER A-2380-23 OR EQUAL
RETAINER GLANDS	EBAA IRON MEGALUG SERIES 1100 OR EQUAL
CORPORATION STOP	MUELLER H-15020 (3/4" AND 1") MUELLER H-15000 (1 1/2" AND 2") OR MUELLER B-25000 (1 1/2" AND 2")
CURB VALVES	MUELLER H-1502-2 (3/4" AND 1") MUELLER B-25204 (1 1/2" AND 2")
CURB BOXES	MUELLER H-10312 (3/4" AND 1") MUELLER H-10310 (1 1/2" AND 2") (FOOT PIECE REQUIRED)

NOTE: WHERE "OR EQUAL" IS NOT INDICATED, THE MATERIAL SPECIFIED MUST BE UTILIZED.



PIPE TRENCH DETAIL
(NYS ROUTE 300)

SCALE: 1/2" = 1'-0"



PIPE TRENCH DETAIL

SCALE: 1/2" = 1'-0"

SITE PLAN APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
MAY 20 1998
BY Edward Spentz
EDWARD SPENTZ
SECRETARY

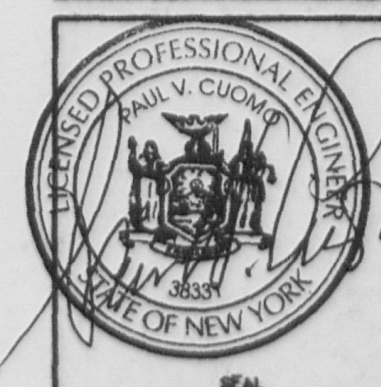
[illegible]

10-14-97	PLANNING DR. COMM.	1
DATE	REVISIONS	

CUOMO ENGINEERING
STEWART INTERNATIONAL AIRPORT NEW WINDSOR, N.Y. 12553 (914) 567-0063

SHEET TITLE.
DETAIL SHEET

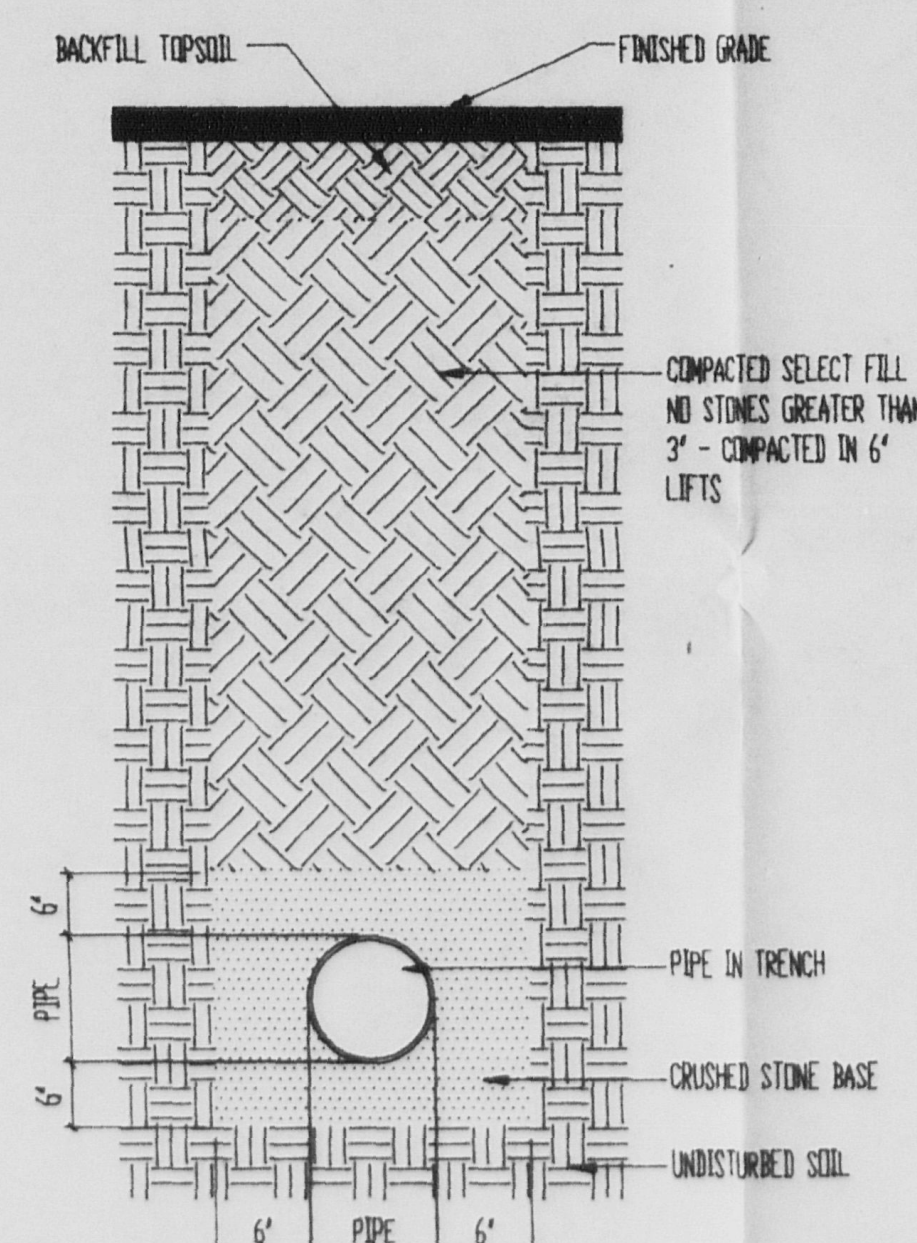
PROJECT TITLE
PIZZO SITE PLAN
ROUTE 300 & 207



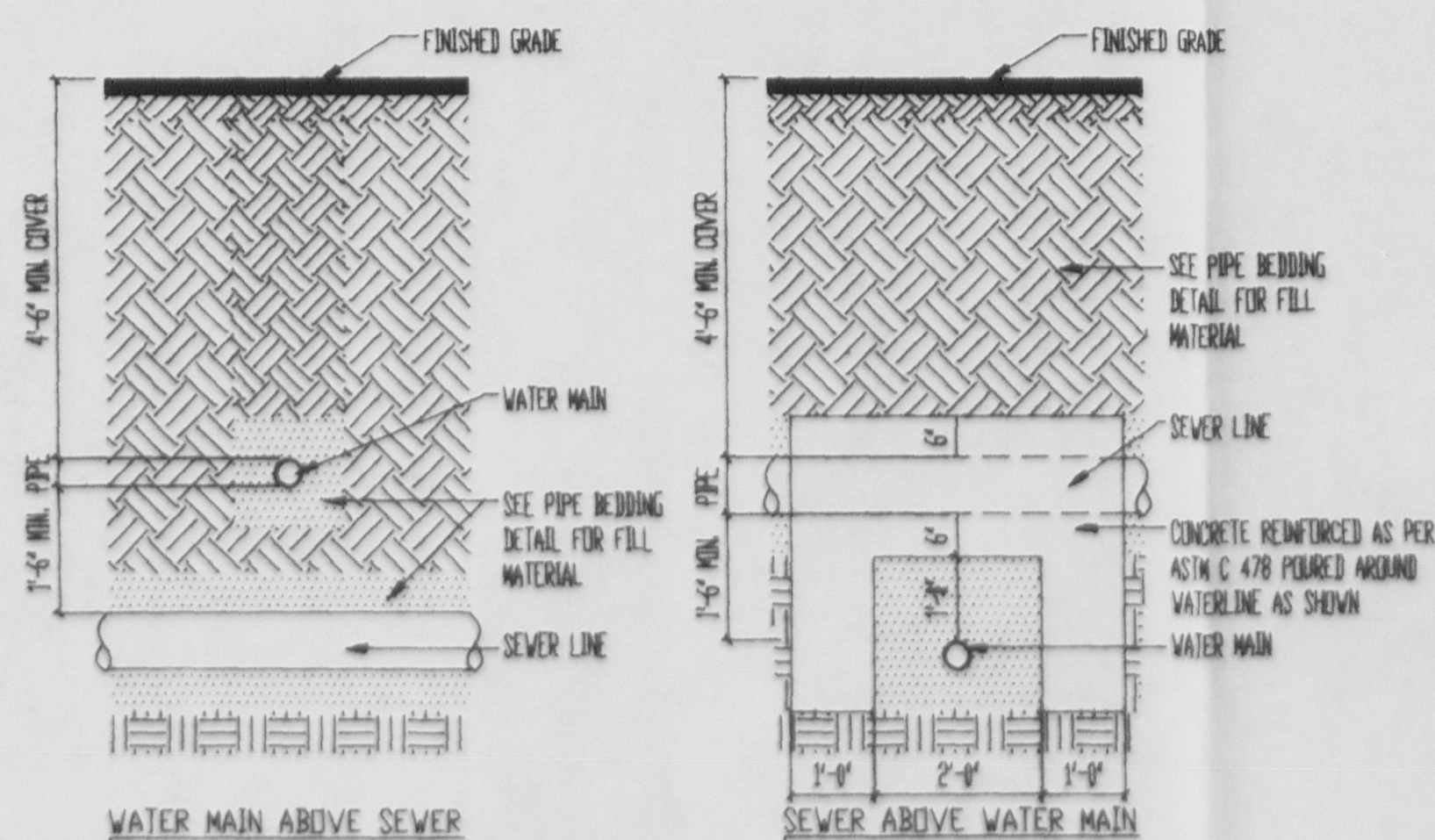
DATE	6-2-97
DRAWN BY:	D.D.
CHECKED BY:	P.V.C.
SCALE:	AS NOTED
PROJECT NO.:	96373

DS-1

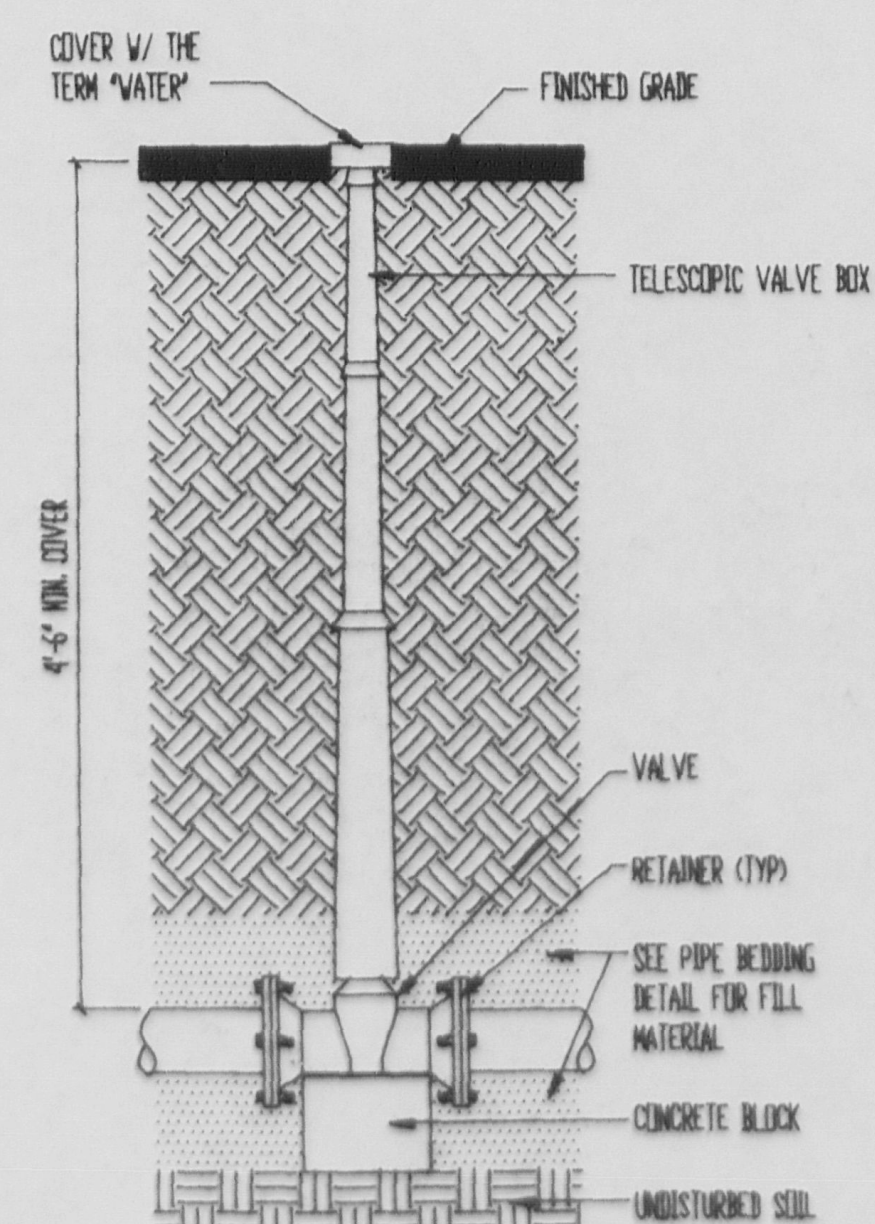
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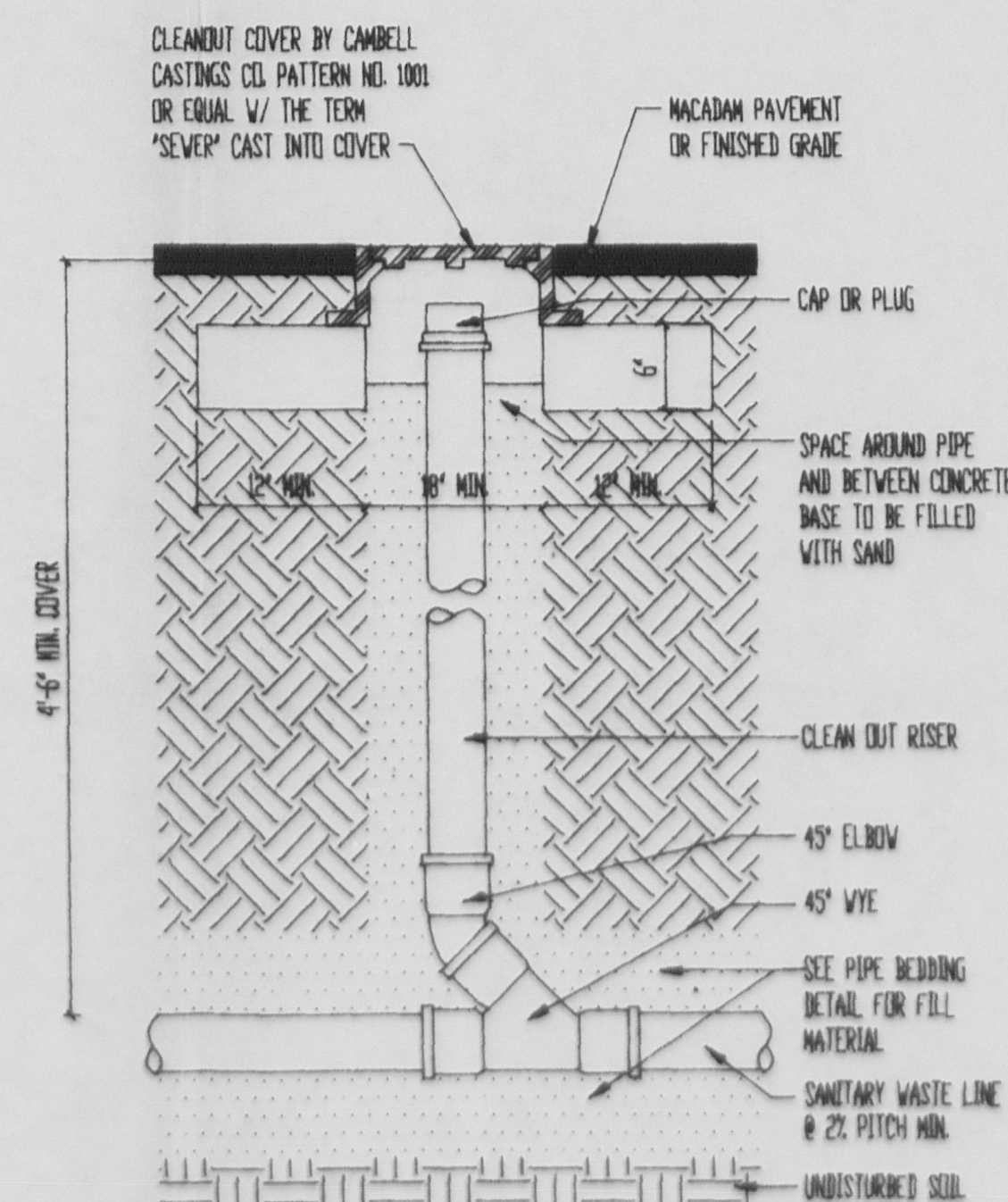
SEWER PIPE BEDDING



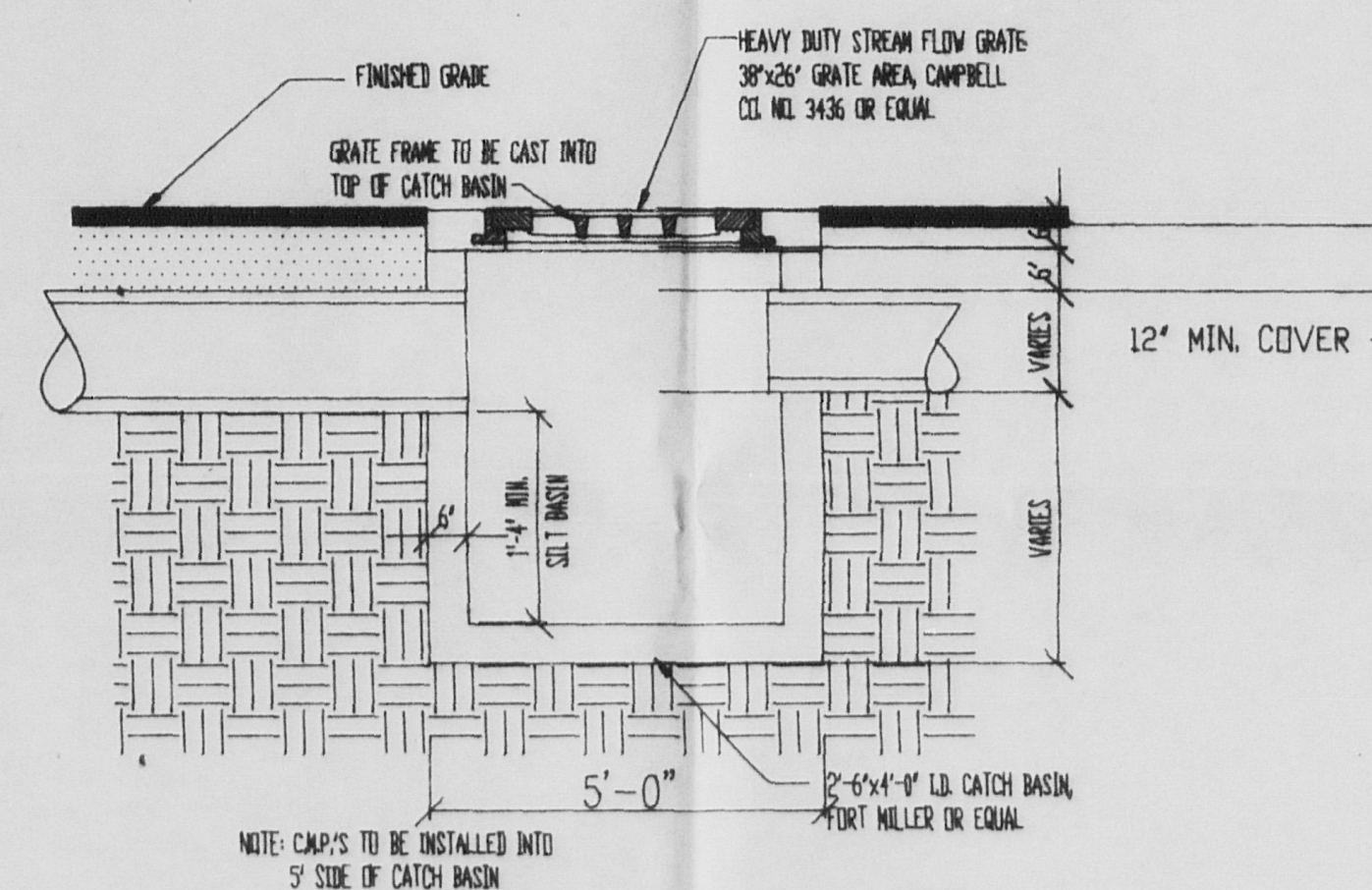
PIPE CROSSING DETAILS



WATER VALVE DETAIL

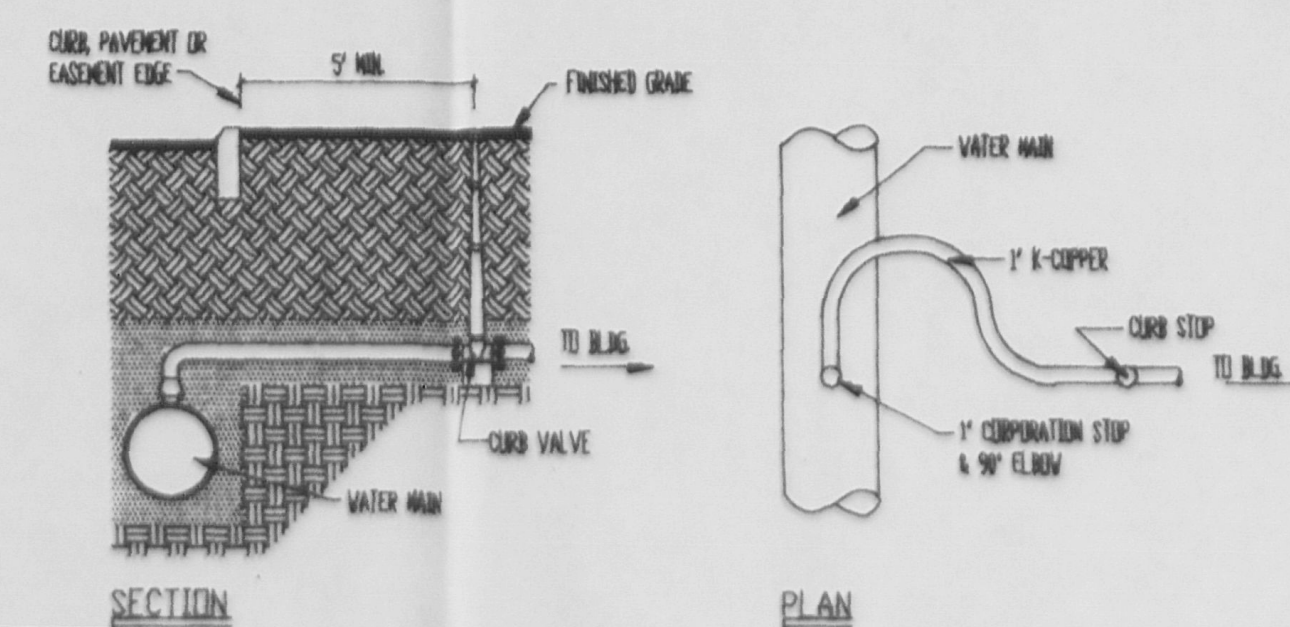


SANITARY CLEANOUT DETAIL



TYPICAL CATCH BASIN DETAIL

SCALE: 1/2"=1'-0"



WATER SERVICE CONNECTION DETAIL